

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

401/19-21 POPLAR STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

205/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$495,000	26-Aug-24
3105/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	06-Aug-24
401/19 IRVING AVENUE BOX HILL VIC 3128	\$490,000	19-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2024



205/999 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$495,000** Sold Date **26-Aug-24**

 2  1  -

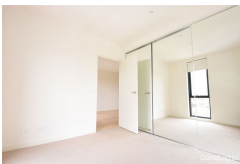
Distance **0.86km**



3105/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$460,000** Sold Date **06-Aug-24**

 2  1  1

Distance **0.37km**



401/19 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$490,000** Sold Date **19-Jun-24**

 2  1  1

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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