

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

104/19-21 Poplar Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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 six 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
1	8/389 Mont Albert Rd MONT ALBERT 3127	\$545,000	24/08/2019
2	404/1 Watts St BOX HILL 3128	\$531,000	01/11/2019
3	103/19-21 Poplar St BOX HILL 3128	\$510,000	22/08/2019

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 six months.~~

This Statement of Information was prepared on:

11/11/2019 09:05



 2  2  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments
NEW!

Indicative Selling Price
\$500,000 - \$530,000
Median Unit Price
September quarter 2019: \$725,000

Comparable Properties



8/389 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000
Method: Private Sale
Date: 24/08/2019
Rooms: 4
Property Type: Apartment

404/1 Watts St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$531,000
Method: Private Sale
Date: 01/11/2019
Property Type: Apartment



103/19-21 Poplar St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$510,000
Method: Private Sale
Date: 22/08/2019
Rooms: 5
Property Type: Apartment