

## 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

34/16 POPLAR STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$130,000

&

\$135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 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

15/5 ARCHIBALD STREET BOX HILL VIC 3128	\$145,000	07-Aug-23
45/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	01-Sep-23
51/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	02-Sep-23

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 December 2024

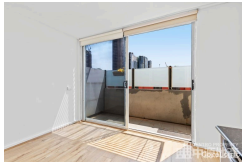


**15/5 ARCHIBALD STREET BOX HILL VIC 3128** Sold Price

**\$145,000** Sold Date **07-Aug-23**

 1  1  -

Distance **0.51km**



**45/5 ARCHIBALD STREET BOX HILL VIC 3128** Sold Price

**\$140,000** Sold Date **01-Sep-23**

 1  1  -

Distance **0.51km**



**51/5 ARCHIBALD STREET BOX HILL VIC 3128** Sold Price

Sold Date **02-Sep-23**

 1  1  -

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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