

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

401/17 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 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

106/17 POPLAR STREET BOX HILL VIC 3128	\$400,000	14-Sep-24
722/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	03-Mar-24
2004/3 YOUNG STREET BOX HILL VIC 3128	\$435,000	12-Aug-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: 11 November 2024



**106/17 POPLAR STREET BOX HILL
VIC 3128**

Sold Price

^{RS} **\$400,000**

Sold Date

14-Sep-24

 2  1  1

Distance

0.01km



**722/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

\$460,000

Sold Date

03-Mar-24

 2  1  -

Distance

0.33km



**2004/3 YOUNG STREET BOX HILL
VIC 3128**

Sold Price

\$435,000

Sold Date

12-Aug-24

 1  1  -

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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