

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$125,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/5 ARCHIBALD STREET BOX HILL VIC 3128	\$135,000	11-Mar-24
114/484 ELGAR ROAD BOX HILL VIC 3128	\$135,000	01-Nov-23
115/484 ELGAR ROAD BOX HILL VIC 3128	\$130,000	12-Jul-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: 12 February 2025



9/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price **\$135,000** Sold Date **11-Mar-24**

1 1 -

Distance **0.51km**



114/484 ELGAR ROAD BOX HILL VIC 3128 Sold Price Sold Date **01-Nov-23**

1 1 -

Distance **0.19km**



115/484 ELGAR ROAD BOX HILL VIC 3128 Sold Price **\$130,000** Sold Date **12-Jul-24**

1 1 1

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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