

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

8/16 Poplar Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$160,000 & \$170,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2021 to 31/03/2022 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	105/1 Wellington Rd BOX HILL 3128	\$168,000	21/03/2022
2	14/5 Archibald St BOX HILL 3128	\$160,000	11/11/2021
3			

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:

02/05/2022 09:49



1 1 2

Property Type: Apartment

Agent Comments

JM Lim

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Indicative Selling Price

\$160,000 - \$170,000

Median Unit Price

Year ending March 2022: \$589,000

Comparable Properties

105/1 Wellington Rd BOX HILL 3128 (VG)

Agent Comments

1 - -

Price: \$168,000

Method: Sale

Date: 21/03/2022

Property Type: Strata Unit/Flat

14/5 Archibald St BOX HILL 3128 (VG)

Agent Comments

1 - -

Price: \$160,000

Method: Sale

Date: 11/11/2021

Property Type: Strata Unit/Flat

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802