

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

35/16 Poplar Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$125,000 & \$135,000

Median sale price

Median price \$546,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 30/09/2024 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	313/1 Wellington Rd BOX HILL 3128	\$145,000	03/09/2024
2	201/1 Wellington Rd BOX HILL 3128	\$147,600	29/07/2024
3	108/490 Elgar Rd BOX HILL 3128	\$129,000	09/06/2024

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:

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Indicative Selling Price

\$125,000 - \$135,000

Median Unit Price

Year ending September 2024: \$546,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



313/1 Wellington Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$145,000

Method: Private Sale

Date: 03/09/2024

Property Type: Apartment

Land Size: 773.26 sqm approx



201/1 Wellington Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$147,600

Method: Private Sale

Date: 29/07/2024

Property Type: Unit



108/490 Elgar Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$129,000

Method: Private Sale

Date: 09/06/2024

Property Type: Studio Apartment

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



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