

## 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

506/19-21 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2023

to

31 Jul 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

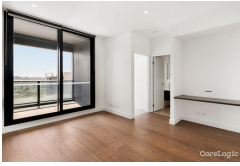
Date of sale

1717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	20-Apr-24
106/8 ELLINGWORTH PARADE BOX HILL VIC 3128	\$470,000	30-May-24
301/1136 WHITEHORSE ROAD BOX HILL VIC 3128	\$518,000	09-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: 14 August 2024



**1717/850 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price

**\$550,000** Sold Date **20-Apr-24**

 2  2  1

Distance **0.37km**



**106/8 ELLINGWORTH PARADE BOX HILL VIC 3128** Sold Price

**\$470,000** Sold Date **30-May-24**

 2  2  1

Distance **0.96km**



**301/1136 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price

<sup>RS</sup> **\$518,000** Sold Date **09-Jul-24**

 2  2  1

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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