

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

209/20 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

\$425,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2020

to

31 Jan 2021

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

302/1-3 Ashted Road Box Hill VIC 3128	\$429,000	14-Nov-20
12/9-13 Ashted Road Box Hill VIC 3128	\$450,000	05-Dec-20
18/1072 Whitehorse Road Box Hill VIC 3128	\$450,000	31-Dec-20

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: 09 February 2021