

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address G05/19-21 Poplar Street, Box Hill, VIC 3128

Including suburb and
postcode

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 \$578,000 _____ & \$590,000 _____

Median sale price

Median price \$557,500 _____ Property Type Unit _____ Suburb Box Hill _____

Period - From 01/12/2020 _____ to 30/11/2021 _____ 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 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 |
|---|-----------|--------------|
| 1 305/109-111 Carrington Road, Box Hill, VIC 3128 | \$640,000 | 10/11/2021 |
| 2 1605/850 Whitehorse Road, Box Hill, VIC 3128 | \$588,000 | 03/11/2021 |
| 3 1618/850 Whitehorse Road, Box Hill, VIC | \$550,000 | 24/08/2021 |

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: 03/01/2022