

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

G01/19-21 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2021

to

31 May 2022

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

707/17 ARNOLD STREET BOX HILL VIC 3128	\$601,350	08-Mar-22
1814/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$570,000	10-Feb-22
1812/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$558,000	01-Feb-22

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: 17 June 2022



707/17 ARNOLD STREET BOX HILL VIC 3128 Sold Price

\$601,350 Sold Date **08-Mar-22**

 2  2  1

Distance **0.04km**



1814/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price

\$570,000 Sold Date **10-Feb-22**

 2  2  1

Distance **0.37km**



1812/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price

\$558,000 Sold Date **01-Feb-22**

 2  2  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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