

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

106/17 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2019

to

31 Jul 2020

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

104/19-21 Poplar Street Box Hill VIC 3128	\$500,000	18-Nov-19
109/19-21 Poplar Street Box Hill VIC 3128	\$526,000	15-Jan-20
203/19 Wellington Road Box Hill VIC 3128	\$485,000	19-Sep-19

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 August 2020

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**104/19-21 Poplar Street Box Hill VIC 3128** Sold Price **\$500,000** Sold Date **18-Nov-19**

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Distance **0.04km****109/19-21 Poplar Street Box Hill VIC 3128** Sold Price **\$526,000** Sold Date **15-Jan-20**

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Distance **0.04km****203/19 Wellington Road Box Hill VIC 3128** Sold Price **\$485,000** Sold Date **19-Sep-19**

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Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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