

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

510/19-21 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,629

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2020

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 1202/850 Whitehorse Road Box Hill VIC 3128 | \$510,000 | 29-Jan-21 |
| 2223/850 Whitehorse Road Box Hill VIC 3128 | \$488,000 | 05-May-21 |
| 207/19 Irving Avenue Box Hill VIC 3128 | \$520,000 | 08-Apr-21 |

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: 18 May 2021

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**1202/850 Whitehorse Road Box Hill VIC 3128** Sold Price^{RS} **\$510,000** Sold Date **29-Jan-21**

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Distance **0.35km****2223/850 Whitehorse Road Box Hill VIC 3128** Sold Price^{RS} **\$488,000** Sold Date **05-May-21**

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Distance **0.35km****207/19 Irving Avenue Box Hill VIC 3128** Sold Price^{RS} **\$520,000** Sold Date **08-Apr-21**

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Distance **0.41km****RS** = Recent sale**UN** = Undisclosed Sale

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