

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

109/19-21 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

\$526,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2019

to

31 Dec 2019

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

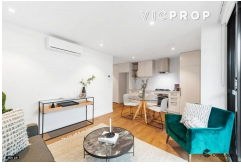
Date of sale

103/19-21 Poplar Street Box Hill VIC 3128	\$510,000	15-Aug-19
G03/19-21 Poplar Street Box Hill VIC 3128	\$585,000	20-May-19
102/2 Elland Avenue Box Hill VIC 3128	\$555,000	17-Apr-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: 13 January 2020



103/19-21 Poplar Street Box Hill VIC 3128 Sold Price **\$510,000** Sold Date **15-Aug-19**

2 2 1

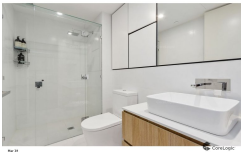
Distance -



G03/19-21 Poplar Street Box Hill VIC 3128 Sold Price **\$585,000** Sold Date **20-May-19**

2 2 2

Distance -



102/2 Elland Avenue Box Hill VIC 3128 Sold Price **\$555,000** Sold Date **17-Apr-19**

2 2 1

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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