

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

307/20 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 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

107/20 POPLAR STREET BOX HILL VIC 3128	\$450,000	11-Feb-21
1109/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	25-Jan-21
3/28 ZETLAND ROAD MONT ALBERT VIC 3127	\$455,000	02-Apr-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: 12 May 2022



107/20 POPLAR STREET BOX HILL VIC 3128 Sold Price **\$450,000** Sold Date **11-Feb-21**

2 1 1

Distance -



1109/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$460,000** Sold Date **25-Jan-21**

2 1 1

Distance **0.38km**



3/28 ZETLAND ROAD MONT ALBERT VIC 3127 Sold Price ^{RS} **\$455,000** Sold Date **02-Apr-22**

2 1 1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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