

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

707/19-21 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

\$420,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

106/17 POPLAR STREET BOX HILL VIC 3128	\$400,000	08-Sep-24
2606/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$462,000	15-Nov-24
110/1-3 ASHTED ROAD BOX HILL VIC 3128	\$445,000	11-Nov-24

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: 26 November 2024



**106/17 POPLAR STREET BOX HILL
 VIC 3128**

 2  1  1

Sold Price

\$400,000

Sold Date **08-Sep-24**

Distance **0.04km**



**2606/850 WHITEHORSE ROAD
 BOX HILL VIC 3128**

 2  1  1

Sold Price

^{RS} **\$462,000**

Sold Date **15-Nov-24**

Distance **0.37km**



**110/1-3 ASHTED ROAD BOX HILL
 VIC 3128**

 2  1  1

Sold Price

^{RS} **\$445,000**

Sold Date **11-Nov-24**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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