

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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 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

109/19-21 POPLAR STREET BOX HILL VIC 3128	\$470,000	27-May-23
307/20 POPLAR STREET BOX HILL VIC 3128	\$470,000	30-Oct-23

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.

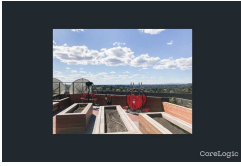
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**109/19-21 POPLAR STREET BOX
HILL VIC 3128**

Sold Price

\$470,000

Sold Date **27-May-23**

 2  1  1

Distance **0.02km**



**307/20 POPLAR STREET BOX HILL
VIC 3128**

Sold Price

Sold Date **30-Oct-23**

 2  1  1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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