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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

107/20 Poplar Street Box Hill VIC 3128

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$490,000













## Median Sale Price

\$460,000 Units in Box hill between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>212/19-21 Poplar Street Box Hill VIC 3128</b>	Sold Price	<b>\$545,000</b>	Sold Date	<b>01-Feb-19</b>
	 2  1  1			Distance	<b>0.05km</b>
	<b>706/19-21 Poplar Street Box Hill VIC 3128</b>	Sold Price	<b>\$538,000</b>	Sold Date	<b>30-Jan-19</b>
	 2  1  1			Distance	<b>0.05km</b>
	<b>2209/850 Whitehorse Road Box Hill VIC 3128</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>21-Dec-18</b>
	 2  1  1			Distance	<b>0.38km</b>

RS = Recent sale

UN = Undisclosed Sale

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