

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

107/20 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

or range
between

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2019

to

30 Jun 2020

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

307/8 Wellington Road Box Hill VIC 3128	\$490,000	09-Jan-20
720/850 Whitehorse Road Box Hill VIC 3128	\$497,000	27-Jan-20
206/19 Irving Avenue Box Hill VIC 3128	\$475,000	10-Apr-20

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: 09 July 2020

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307/8 Wellington Road Box Hill VIC 3128 Sold Price **\$490,000** Sold Date **09-Jan-20**

2 1 1

Distance **0.2km**



720/850 Whitehorse Road Box Hill VIC 3128 Sold Price **\$497,000** Sold Date **27-Jan-20**

2 1 1

Distance **0.36km**



206/19 Irving Avenue Box Hill VIC 3128 Sold Price **\$475,000** Sold Date **10-Apr-20**

2 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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