

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

g02/17 Poplar Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 six 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
1	1/85 Thames St BOX HILL 3128	\$850,000	04/10/2019
2	410/15-21 Harrow St BOX HILL 3128	\$725,000	21/09/2019
3	3/887 Station St BOX HILL NORTH 3129	\$585,000	04/09/2019

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 six months.~~

This Statement of Information was prepared on:

02/12/2019 11:18



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
September quarter 2019: \$725,000

Comparable Properties



1/85 Thames St BOX HILL 3128 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 04/10/2019
Property Type: Townhouse (Single)



410/15-21 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 5
Property Type: Apartment

3/887 Station St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$585,000
Method: Sale
Date: 04/09/2019
Property Type: Flat/Unit/Apartment (Res)