

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

506/19-21 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
1717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	20-Apr-24
302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	18-Mar-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: 24 June 2024



502/8 WELLINGTON ROAD BOX HILL VIC 3128

 2
  2
  1

Sold Price

^{RS} **\$547,000**

Sold Date **16-Apr-24**

Distance **0.18km**



1717/850 WHITEHORSE ROAD BOX HILL VIC 3128

 2
  2
  1

Sold Price

\$550,000

Sold Date **20-Apr-24**

Distance **0.37km**



302/19 IRVING AVENUE BOX HILL VIC 3128

 2
  2
  1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date **18-Mar-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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