

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

Range between \$510,000 & \$561,000

Median sale price

Median price \$572,000 House Unit X Suburb Box Hill

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

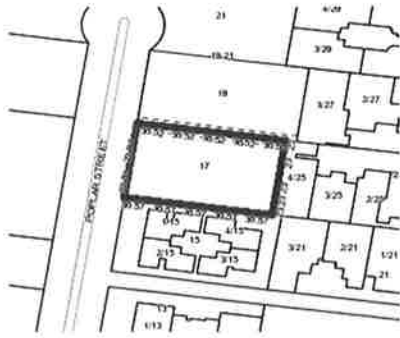
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	103/373 Belmore Rd BALWYN NORTH 3104	\$545,000	19/08/2017
2	11/910 Canterbury Rd BOX HILL SOUTH 3128	\$520,000	08/08/2017
3	2/389 Mont Albert Rd MONT ALBERT 3127	\$510,000	03/10/2017

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.~~

106/17 Poplar Street, Box Hill Vic 3128



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments
Under construction

Indicative Selling Price
\$510,000 - \$561,000
Median Unit Price
June quarter 2017: \$572,000

Comparable Properties



103/373 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 2  1  1

Price: \$545,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: Apartment



11/910 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  2

Price: \$520,000
Method: Sold Before Auction
Date: 08/08/2017
Rooms: 4
Property Type: Apartment



2/389 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

 2  1  1

Price: \$510,000
Method: Auction Sale
Date: 03/10/2017
Rooms: -
Property Type: Apartment