

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

1/15 CORNFIELD GROVE BOX HILL SOUTH 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

\$1,328,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Aug 2023

to

31 Jul 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

9 MILTON CRESCENT BOX HILL SOUTH VIC 3128	\$1,341,000	04-May-24
2/13 JOHNSTON STREET BURWOOD VIC 3125	\$1,311,000	27-Apr-24
2/18 FOCH STREET BOX HILL SOUTH VIC 3128	\$1,350,000	06-Apr-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: 17 August 2024

**9 MILTON CRESCENT BOX HILL
SOUTH VIC 3128**

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Sold Price ^{RS} **\$1,341,000** Sold Date **04-May-24**Distance **1.88km****2/13 JOHNSTON STREET
BURWOOD VIC 3125**

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Sold Price **\$1,311,000** Sold Date **27-Apr-24**Distance **0.69km****2/18 FOCH STREET BOX HILL
SOUTH VIC 3128**

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Sold Price ^{RS} **\$1,350,000** Sold Date **06-Apr-24**Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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