

# 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

13 Cornfield Grove, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,499,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Box Hill South

Period - From

22/04/2023

to

21/04/2024

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	1/17 Milton Cr BOX HILL SOUTH 3128	\$1,480,000	16/03/2024
2	9 Eley Rd BOX HILL SOUTH 3128	\$1,460,000	28/10/2023
3	16 Kitchener St BOX HILL SOUTH 3128	\$1,450,000	06/04/2024

**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:

22/04/2024 14:15



4 3 2

**Property Type:** House (Res)

**Land Size:** 354 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,499,000

**Median House Price**

22/04/2023 - 21/04/2024: \$1,500,000

## Comparable Properties



1/17 Milton Cr BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 376 sqm approx



9 Eley Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 325 sqm approx



16 Kitchener St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 410 sqm approx