

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

Single price

\$1,438,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2023

to

31/03/2024

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	16 Kitchener St BOX HILL SOUTH 3128	\$1,450,000	06/04/2024
3	34 Rustic Av BURWOOD EAST 3151	\$1,406,000	17/02/2024

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:

20/05/2024 09:53



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,438,000

Median House Price

Year ending March 2024: \$1,500,000

Comparable Properties



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



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



34 Rustic Av BURWOOD EAST 3151 (REI) Agent Comments

4 2 2

Price: \$1,406,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 251 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707