

## 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

1/11 Kintore Crescent, Box Hill Vic 3128

## Indicative selling price

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

Range between \$1,040,000 &amp; \$1,090,000

## Median sale price

Median price \$532,000 House Unit X Suburb Box Hill

Period - From 01/10/2018 to 31/12/2018 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	1/104 Carrington Rd BOX HILL 3128	\$1,291,000	27/09/2018
2	2/3 Leach Av BOX HILL NORTH 3129	\$1,125,000	24/11/2018
3	9 Lyndoch St BOX HILL SOUTH 3128	\$1,055,000	22/09/2018

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.



**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**1/104 Carrington Rd BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$1,291,000

**Method:** Private Sale

**Date:** 27/09/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 334 sqm approx



**2/3 Leach Av BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 24/11/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 371 sqm approx



**9 Lyndoch St BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments



**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 449 sqm approx