

## 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](http://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

\$927,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Nov 2023

to

31 Oct 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

1/11 LINDEN STREET BOX HILL SOUTH VIC 3128	\$1,356,000	20-Jul-24
1/30 CUMMING STREET BURWOOD VIC 3125	\$1,370,000	29-Jun-24
9 MILTON CRESCENT BOX HILL SOUTH VIC 3128	\$1,341,000	04-May-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: 01 November 2024

**1/11 LINDEN STREET BOX HILL  
SOUTH VIC 3128**

4 3 2

Sold Price <sup>RS</sup> **\$1,356,000** Sold Date **20-Jul-24**Distance **1.11km****1/30 CUMMING STREET BURWOOD  
VIC 3125**

4 3 2

Sold Price **\$1,370,000** Sold Date **29-Jun-24**Distance **1.88km****9 MILTON CRESCENT BOX HILL  
SOUTH VIC 3128**

4 4 2

Sold Price **\$1,341,000** Sold Date **04-May-24**Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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