

## 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

\$955,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jan 2024

to

31 Dec 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

1/39 GILLARD STREET BURWOOD VIC 3125	\$1,312,000	30-Nov-24
1/1 RENOWN STREET BURWOOD VIC 3125	\$1,383,000	03-Aug-24
1/11 LINDEN STREET BOX HILL SOUTH VIC 3128	\$1,356,000	22-Jul-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: 10 January 2025