



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address: 39 Cornfield Grove, Box Hill South

Indicative selling price *(For the meaning of this price see consumer.vic.gov.au/underquoting)*

Single Price: \$1,470,000

Median Sale Price

Median price: \$1,415,000 House Suburb: Box Hill South

Period from: 1 Jul 2017 - 30 Sep 2017 – Source: REIV

Comparable property sales

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 consider to be most comparable to the property for sale.



58 Eley Road
Burwood VIC 3125
Sold Price: \$1,535,000
Sold Date: 26 Aug 2017



20 Latrobe Street
Box Hill South VIC 3128
Sold Price: \$1,505,000
Sold Date: 12 Aug 2017



14 Cumming Street
Burwood VIC 3125
Sold Price: \$1,530,000
Sold Date: 08 Jul 2017