

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

27 Cornfield Grove, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb

Box Hill South

Period - From 01/01/2017

to

31/12/2017

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	3 Eden Av BOX HILL SOUTH 3128	\$1,100,000	04/09/2017
2	8 Bronwyn Ct BLACKBURN SOUTH 3130	\$1,065,000	18/11/2017
3	9 Mingeta Av BLACKBURN SOUTH 3130	\$1,050,000	14/12/2017

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.



3 1 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
Year ending December 2017: \$1,420,000

Comparable Properties



3 Eden Av BOX HILL SOUTH 3128 (REI)

Agent Comments

2 2 1

Price: \$1,100,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: House (Res)



8 Bronwyn Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,065,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx



9 Mingeta Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 4

Price: \$1,050,000
Method: Sold Before Auction
Date: 14/12/2017
Rooms: 4
Property Type: House
Land Size: 591 sqm approx