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<br>Including suburb and postcode | 12 Cornfield Grove, Box Hill South Vic 3128 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

Median price $1,462,500 Property Type House Suburb Box Hill South

Period - From 16/09/2023 to 15/09/2024 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 | 19 Gracehill Av BURWOOD 3125 | $1,205,000 | 10/08/2024 |
| 2 | 4 Hastings Av BLACKBURN SOUTH 3130 | $1,175,000 | 02/05/2024 |
| 3 | 8 Penrose St BOX HILL SOUTH 3128 | $1,135,000 | 29/04/2024 |

**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.~~

This Statement of Information was prepared on: 16/09/2024 11:25