## 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

1/17 Milton Crescent, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,542,000	Pro	operty Type	Hou	se		Suburb	Box Hill South	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Eley Rd BOX HILL SOUTH 3128	\$1,460,000	28/10/2023
2	2/10 Valonia Av SURREY HILLS 3127	\$1,460,000	11/11/2023
3	23 Elm St SURREY HILLS 3127	\$1,465,000	05/11/2023

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:

20/02/2024 11:28





Frank Perri





Property Type: Townhouse (Single) Land Size: 376 sqm approx Agent Comments 8841 4888 0414 680 483 frankperri@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,542,000

# **Comparable Properties**



9 Eley Rd BOX HILL SOUTH 3128 (REI/VG)



Price: \$1,460,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 325 sqm approx



2/10 Valonia Av SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,460,000 Method: Sold Before Auction Date: 11/11/2023 Property Type: Townhouse (Res) Land Size: 246 sqm approx



23 Elm St SURREY HILLS 3127 (REI/VG)

Price: \$1,465,000 Method: Sold Before Auction Date: 05/11/2023 Property Type: House (Res) Land Size: 502 sqm approx

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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Agent Comments

Agent Comments