

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 between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,542,000 Property Type House Suburb Box Hill South

Period - From 01/10/2023 to 31/12/2023 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	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



 4  2  2

Property Type: Townhouse
(Single)

Land Size: 376 sqm approx

Agent Comments

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)

Agent Comments

 4  3  2

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

 3  2  2

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)

Agent Comments

 3  2  2

Price: \$1,465,000

Method: Sold Before Auction

Date: 05/11/2023

Property Type: House (Res)

Land Size: 502 sqm approx