

## 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

15 KINTORE CRESCENT BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

3/4 GILBERT STREET MONT ALBERT VIC 3127	\$1,320,000	04-Feb-23
2/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,300,000	08-Jun-23

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 6 months.

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**3/4 GILBERT STREET MONT  
ALBERT VIC 3127**

3 3 2

Sold Price **\$1,320,000** Sold Date **04-Feb-23**

Distance **0.83km**

**2/45 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129**

3 3 2

Sold Price **\$1,300,000** Sold Date **08-Jun-23**

Distance **1.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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