

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

16 KITCHENER STREET BOX HILL SOUTH VIC 3128

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

Period-from

15 May 2023

to

15 Nov 2023

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

9 ELEY ROAD BOX HILL SOUTH VIC 3128	\$1,460,000	28-Oct-23
8 NAPLES STREET BOX HILL SOUTH VIC 3128	\$1,345,000	26-Aug-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.

This Statement of Information was prepared on: 15 November 2023



**9 ELEY ROAD BOX HILL SOUTH
VIC 3128**

4 3 2

Sold Price **\$1,460,000** Sold Date **28-Oct-23**

Distance **1.5km**



**8 NAPLES STREET BOX HILL
SOUTH VIC 3128**

3 2 -

Sold Price **\$1,345,000** Sold Date **26-Aug-23**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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