

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

36 KINTORE CRESCENT BOX HILL 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

\$2,350,000

&

\$2,585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 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

15 WELLMAN STREET BOX HILL SOUTH VIC 3128	\$2,430,000	07-Oct-23
25 PEMBROKE STREET SURREY HILLS VIC 3127	\$2,520,000	16-Sep-23
25 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$2,380,000	14-Oct-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: 31 January 2024

**15 WELLMAN STREET BOX HILL
SOUTH VIC 3128**

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Sold Price **\$2,430,000** Sold Date **07-Oct-23**Distance **1.05km****25 PEMBROKE STREET SURREY
HILLS VIC 3127**

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Sold Price ^{RS} **\$2,520,000** Sold Date **16-Sep-23**Distance **1.28km****25 FRANCESCA STREET MONT
ALBERT NORTH VIC 3129**

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Sold Price ^{RS} **\$2,380,000** ^{UN} Sold Date **14-Oct-23**Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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