

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

\$2,700,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,742,500

Property type

House

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 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

1 MATHILDE ROAD SURREY HILLS VIC 3127	2510000	10-Apr-24
435 MONT ALBERT ROAD MONT ALBERT VIC 3127	3310000	30-Apr-24

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: 05 June 2024

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**1 MATHILDE ROAD SURREY HILLS
VIC 3127**

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Sold Price

^{RS} **2510000** ^{UN}Sold Date **10-Apr-24**Distance **1.79km****435 MONT ALBERT ROAD MONT
ALBERT VIC 3127**

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Sold Price

^{RS} **3310000** ^{UN}Sold Date **30-Apr-24**Distance **0.3km****RS** = Recent sale**UN** = Undisclosed Sale

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