

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

4/1a Kintore Crescent, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Box Hill

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

Comparable property sales (*Delete A or B below as applicable)

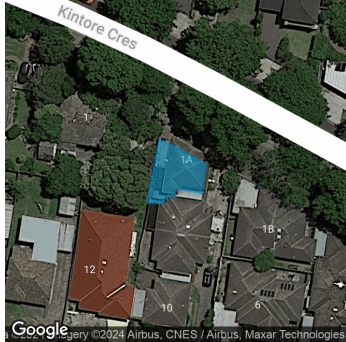
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/60-64 Foch St BOX HILL SOUTH 3128	\$602,000	20/10/2023
2	2/24-26 Brougham St BOX HILL 3128	\$805,000	29/07/2023
3	4/41 Brougham St BOX HILL 3128	\$751,000	01/07/2023

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: 12/01/2024 17:11



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 December quarter 2023: \$555,000

Comparable Properties



3/60-64 Foch St BOX HILL SOUTH 3128 (REI) **Agent Comments**

2
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 1

Price: \$602,000
Method: Private Sale
Date: 20/10/2023
Property Type: Unit
Land Size: 127 sqm approx



2/24-26 Brougham St BOX HILL 3128 (REI) **Agent Comments**

2
 1
 1

Price: \$805,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit



4/41 Brougham St BOX HILL 3128 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$751,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888