

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 11 Milton Crescent, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,483,000 Property Type House Suburb Box Hill South

Period - From 01/07/2023 to 30/06/2024 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	40 Glengarry Av BURWOOD 3125	\$1,380,000	31/08/2024
2	13 Prince St BOX HILL SOUTH 3128	\$1,385,500	16/06/2024
3	9 Milton Cr BOX HILL SOUTH 3128	\$1,341,000	04/05/2024

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: 09/09/2024 16:58



 4  4  2

Property Type: House (Res)

Land Size: 407 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending June 2024: \$1,483,000

Comparable Properties



40 Glengarry Av BURWOOD 3125 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 581 sqm approx



13 Prince St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,385,500

Method: Auction Sale

Date: 16/06/2024

Property Type: House (Res)

Land Size: 350 sqm approx



9 Milton Cr BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  4  2

Price: \$1,341,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 314 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802