

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 Cadorna Street, Box Hill South Vic 3128
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Indicative selling price

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

Single price	\$1,250,000
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Median sale price

Median price	\$1,325,750	House	X	Unit		Suburb	Box Hill South
Period - From	01/10/2017	to	30/09/2018	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	13 Bronte Av BURWOOD 3125	\$1,300,000	11/09/2018
2	11 Begonia St BOX HILL SOUTH 3128	\$1,240,000	17/11/2018
3	4 Newlands Ct BOX HILL SOUTH 3128	\$1,180,000	10/08/2018

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.



3 2 1

Rooms:
Property Type: House (Res)
Land Size: 749 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000
Median House Price
 Year ending September 2018: \$1,325,750

Comparable Properties



13 Bronte Av BURWOOD 3125 (REI)

Agent Comments

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Price: \$1,300,000
Method: Private Sale
Date: 11/09/2018
Rooms: 3
Property Type: House
Land Size: 822 sqm approx



11 Begonia St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 1

Price: \$1,240,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx



4 Newlands Ct BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Sold Before Auction
Date: 10/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 681 sqm approx