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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Cornfield Grove Box Hill South VIC 3128

 5  3  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000













## Median Sale Price

\$1,245,000 Houses in Box hill south between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>12 Campbell Parade Box Hill South VIC 3128</b>	Sold Price	<b>\$1,050,000</b>	Sold Date	<b>23-Feb-19</b>
	 3  1  2			Distance	<b>0.11km</b>
	<b>5 Cornfield Grove Box Hill South VIC 3128</b>	Sold Price	<b>\$970,000</b>	Sold Date	<b>23-Mar-19</b>
	 2  1  1			Distance	<b>0.06km</b>
	<b>20 Penrose Street Box Hill South VIC 3128</b>	Sold Price	<b>\$950,000</b>	Sold Date	<b>12-Jan-19</b>
	 3  1  4			Distance	<b>0.43km</b>

RS = Recent sale

UN = Undisclosed Sale

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