

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

1&2/3 REGAN STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,323,000

Property type

House

Suburb

Box Hill North

Period-from

01 Apr 2021

to

31 Mar 2022

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

36 KANGERONG ROAD BOX HILL VIC 3128	\$2,340,000	09-Apr-22
47 MCKEAN STREET BOX HILL NORTH VIC 3129	\$2,135,000	04-Dec-21

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: 30 April 2022



**36 KANGERONG ROAD BOX HILL
VIC 3128**

4 2 5

Sold Price ^{RS} **\$2,340,000** Sold Date **09-Apr-22**

Distance **0.38km**



**47 MCKEAN STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price **\$2,135,000** Sold Date **04-Dec-21**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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