

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 KNEALE DRIVE 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

or range
between

\$1,980,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,338,500

Property type

House

Suburb

Box Hill North

Period-from

01 Mar 2024

to

28 Feb 2025

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

Address of comparable property	Price	Date of sale
6 BOXLEIGH GROVE BOX HILL NORTH VIC 3129	\$2,200,000	25-Sep-24

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.

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**6 BOXLEIGH GROVE BOX HILL
NORTH VIC 3129**

 5  4  2

Sold Price **\$2,200,000** Sold Date **25-Sep-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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