

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

59 Mckean Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,445,500

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2021

to

31/12/2021

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	29 Mckean St BOX HILL NORTH 3129	\$1,520,000	12/02/2022
2	72 Dorking Rd BOX HILL 3128	\$1,460,000	09/10/2021
3	66 Harrison St BOX HILL NORTH 3129	\$1,362,500	20/11/2021

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:

22/02/2022 12:11

59 Mckean Street, Box Hill North Vic 3129



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2021: \$1,445,500



Property Type:

Agent Comments

Comparable Properties



29 Mckean St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 694 sqm approx



72 Dorking Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 695 sqm approx



66 Harrison St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,362,500

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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