

## 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

1/11 Aspinall Road Box Hill North VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$1,260,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,279,000

Property type

House

Suburb

Box Hill North

Period-from

01 Dec 2020

to

30 Nov 2021

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

4/27-29 Clyde Street Box Hill North VIC 3129	\$1,420,000	12-Nov-21
1/86 Shannon Street Box Hill North VIC 3129	\$1,458,000	15-Dec-21
7A Hibiscus Road Blackburn North VIC 3130	\$1,540,000	07-Oct-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: 28 December 2021

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4/27-29 Clyde Street Box Hill North Sold Price <sup>RS</sup> **\$1,420,000** <sup>UN</sup> Sold Date **12-Nov-21**  
VIC 3129

4 3 2

Distance **1.05km**



1/86 Shannon Street Box Hill North Sold Price <sup>RS</sup> **\$1,458,000** <sup>UN</sup> Sold Date **15-Dec-21**  
VIC 3129

4 3 2

Distance **1.16km**



7A Hibiscus Road Blackburn North Sold Price <sup>RS</sup> **\$1,540,000** <sup>UN</sup> Sold Date **07-Oct-21**  
VIC 3130

4 3 2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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