

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

3 ASPINALL ROAD 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

Other

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 2024

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

100 NELSON ROAD BOX HILL NORTH VIC 3129	930000	07-Oct-23
18 TWYFORD STREET BOX HILL NORTH VIC 3129	925000	16-Dec-23

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: 26 February 2024

**100 NELSON ROAD BOX HILL
NORTH VIC 3129**

3 2 1

Sold Price

930000 Sold Date **07-Oct-23**Distance **1.32km****18 TWYFORD STREET BOX HILL
NORTH VIC 3129**

3 1 1

Sold Price

^{RS} **925000** Sold Date **16-Dec-23**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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