

## 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

1/3 Asquith Street Box Hill South VIC 3128

### 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,462,500

Property type

House

Suburb

Box Hill South

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

1/6 Gladstone Street Surrey Hills VIC 3127	\$1,345,000	15-May-21
2/3 Agnes Street Mont Albert VIC 3127	\$1,290,000	18-May-21
23 Monica Street Burwood VIC 3125	\$1,265,000	22-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: 23 December 2021

Doreen Mernda  
M 0407183331  
E doreen@ypa.com.au



1/6 Gladstone Street Surrey Hills  
VIC 3127

 3  2  2

Sold Price

**\$1,345,000**

Sold Date

**15-May-21**

Distance

**1.3km**



2/3 Agnes Street Mont Albert VIC  
3127

 3  2  2

Sold Price

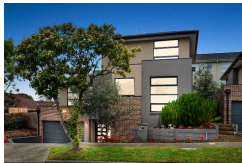
**\$1,290,000**

Sold Date

**18-May-21**

Distance

**1.77km**



23 Monica Street Burwood VIC 3125

 3  2  2

Sold Price

**\$1,265,000**

Sold Date

**22-Oct-21**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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