

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 2/8 Horfield Avenue, Box Hill North Vic 3129
Including suburb and postcode

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,093,000 Property Type Townhouse Suburb Box Hill North
Period - From 15/10/2023 to 14/10/2024 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	63 Sweyn St BALWYN NORTH 3104	\$1,060,000	01/10/2024
2	4/4 Loddon St BOX HILL NORTH 3129	\$1,220,000	29/08/2024
3	6 Mayfair MONT ALBERT NORTH 3129	\$1,040,000	29/07/2024

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:

15/10/2024 11:06



Property Type: Townhouse (Single)

Land Size: 234 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

15/10/2023 - 14/10/2024: \$1,093,000

Comparable Properties



63 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,060,000

Method: Sold Before Auction

Date: 01/10/2024

Property Type: Townhouse (Res)



4/4 Loddon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 29/08/2024

Property Type: Townhouse (Single)



6 Mayfair MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700