

# 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

2/8 Horfield Avenue, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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



3 2 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 234 sqm approx

**Agent Comments**

## Comparable Properties



**63 Sweyn St BALWYN NORTH 3104 (REI)**

**Agent Comments**

3 2 2

**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**

3 3 2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 29/08/2024

**Property Type:** Townhouse (Single)



**6 Mayfair MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** House (Res)