

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 COOK STREET, HORSHAM, VIC 3400

3 1 1

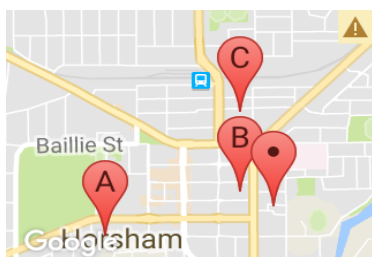
Indicative Selling Price

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

Single Price: **\$329,000**

Provided by: Chris Schirmer, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (Unit)

\$232,250

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/6 MAGEE CRT, HORSHAM, VIC 3400

3 1 1

Sale Price

\$341,000

Sale Date: 15/06/2016

Distance from Property: 1.1 km



4/4 PYNSENT ST, HORSHAM, VIC 3400

2 1 1

Sale Price

\$282,000

Sale Date: 28/06/2017

Distance from Property: 249m



1/20 SEARLE ST, HORSHAM, VIC 3400

2 1 1

Sale Price

\$334,500

Sale Date: 18/10/2016

Distance from Property: 729m



This report has been compiled on 02/01/2018 by Harcourts Horsham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 COOK STREET, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$232,250

House

Unit

X

Suburb

HORSHAM

Period

01 July 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/6 MAGEE CRT, HORSHAM, VIC 3400	\$341,000	15/06/2016
4/4 PYNSENT ST, HORSHAM, VIC 3400	\$282,000	28/06/2017
1/20 SEARLE ST, HORSHAM, VIC 3400	\$334,500	18/10/2016