

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 CECIL STREET, HORSHAM, VIC 3400

3 1 2

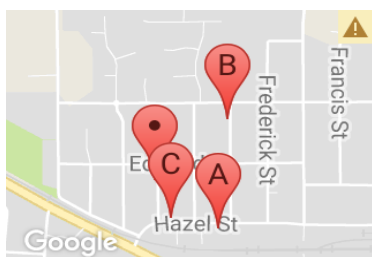
Indicative Selling Price

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

Single Price: **\$110,000**

Provided by: Chris Schirmer, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$258,250

01 July 2016 to 30 June 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 HAZEL ST, HORSHAM, VIC 3400

2 1 1

Sale Price

\$80,000

Sale Date: 09/08/2016

Distance from Property: 274m



33 STEWART ST, HORSHAM, VIC 3400

3 2 2

Sale Price

\$105,000

Sale Date: 13/12/2016

Distance from Property: 327m



4 HAZEL ST, HORSHAM, VIC 3400

3 1 2

Sale Price

\$116,500

Sale Date: 27/05/2016

Distance from Property: 148m



This report has been compiled on 11/08/2017 by Harcourts Horsham. Property Data Solutions Pty Ltd 2017 - 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

15 CECIL STREET, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$110,000

Median sale price

Median price

\$258,250

House

Unit

Suburb

HORSHAM

Period

01 July 2016 to 30 June 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 HAZEL ST, HORSHAM, VIC 3400	\$80,000	09/08/2016
33 STEWART ST, HORSHAM, VIC 3400	\$105,000	13/12/2016
4 HAZEL ST, HORSHAM, VIC 3400	\$116,500	27/05/2016