

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51B NATIMUK ROAD, HORSHAM, VIC 3400  3  1  2

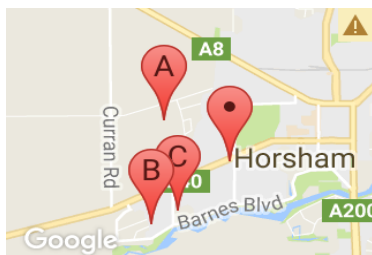
Indicative Selling Price

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

Single Price: **\$335,000**

Provided by: Paige Edgerton, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$257,000

01 July 2016 to 30 June 2017

Provided by: 

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.



23 THORNLEY ST, HORSHAM, VIC 3400

 3  2  2

Sale Price

\$330,000

Sale Date: 09/02/2017

Distance from Property: 1km



10 HAYES DR, HORSHAM, VIC 3400

 3  1  2

Sale Price

\$336,250

Sale Date: 05/02/2016

Distance from Property: 1.4km



27 PENNY AVE, HORSHAM, VIC 3400

 3  2  2

Sale Price

\$345,000

Sale Date: 10/10/2016

Distance from Property: 1km



This report has been compiled on 03/08/2017 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

51B NATIMUK ROAD, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$257,000

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
23 THORNLEY ST, HORSHAM, VIC 3400	\$330,000	09/02/2017
10 HAYES DR, HORSHAM, VIC 3400	\$336,250	05/02/2016
27 PENNY AVE, HORSHAM, VIC 3400	\$345,000	10/10/2016