

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"2\PS617138" 1/18 COLLA COURT,

2 1 1

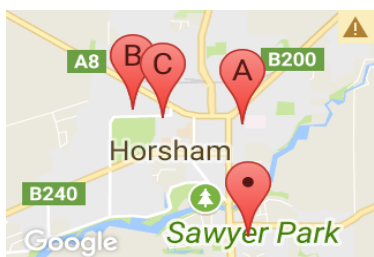
Indicative Selling Price

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

Price Range: **\$215,000 to \$225,000**

Provided by: Chris Schirmer, Harcourts Horsham

## MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (Unit)

**\$222,625**

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.



3/10 ROBINSON ST, HORSHAM, VIC 3400

2 1 1

Sale Price

**\$207,500**

Sale Date: 06/10/2016

Distance from Property: 1.6km



2/3 BEGG ST, HORSHAM, VIC 3400

2 1 1

Sale Price

**\$215,000**

Sale Date: 19/02/2017

Distance from Property: 2.4km



2/205 BAILLIE ST, HORSHAM, VIC 3400

2 1 1

Sale Price

**\$215,500**

Sale Date: 25/07/2016

Distance from Property: 2.1km



This report has been compiled on 25/08/2017 by Harcourts Horsham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

"2\PS617138" 1/18 COLLA COURT, HORSHAM, VIC 3400

### Indicative selling price

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

Price Range: \$215,000 to \$225,000

### Median sale price

Median price

\$222,625

House

Unit

X

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
3/10 ROBINSON ST, HORSHAM, VIC 3400	\$207,500	06/10/2016
2/3 BEGG ST, HORSHAM, VIC 3400	\$215,000	19/02/2017
2/205 BAILLIE ST, HORSHAM, VIC 3400	\$215,500	25/07/2016