

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**45 FREDERICK STREET, HORSHAM, VIC**

4 1 2

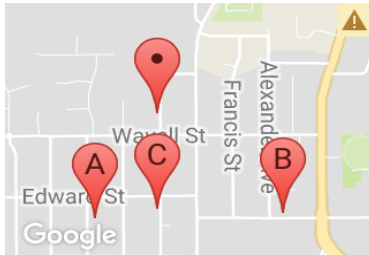
### Indicative Selling Price

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

Price Range: **\$160,000 to \$175,000**

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.



**14 ERRETT ST, HORSHAM, VIC 3400**

3 1 2

Sale Price

**\$162,000**

Sale Date: 16/08/2016

Distance from Property: 433m



**21 LYNOTT ST, HORSHAM, VIC 3400**

3 1 1

Sale Price

**\$170,000**

Sale Date: 24/11/2016

Distance from Property: 555m



**17 FREDERICK ST, HORSHAM, VIC 3400**

3 1 -

Sale Price

**\$180,000**

Sale Date: 03/10/2016

Distance from Property: 347m



This report has been compiled on 02/08/2017 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

45 FREDERICK STREET, 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: \$160,000 to \$175,000

### 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
14 ERRETT ST, HORSHAM, VIC 3400	\$162,000	16/08/2016
21 LYNOTT ST, HORSHAM, VIC 3400	\$170,000	24/11/2016
17 FREDERICK ST, HORSHAM, VIC 3400	\$180,000	03/10/2016