



STATEMENT OF INFORMATION

32 PENNY AVENUE, HORSHAM, VIC 3400

PREPARED BY JOCK UEBERGANG, HARCOURTS HORSHAM, PHONE: 0418 815770

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 PENNY AVENUE, HORSHAM, VIC 3400

3 2 4

Indicative Selling Price

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

Single Price: **359,000**

Provided by: Jock Uebergang, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$257,000

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.



27 JACKSON ST, HORSHAM, VIC 3400

3 2 2

Sale Price

\$370,000

Sale Date: 23/12/2016

Distance from Property: 952m



13 FARRAR AVE, HORSHAM, VIC 3400

3 2 2

Sale Price

\$350,000

Sale Date: 23/11/2016

Distance from Property: 315m



1/176 BARNES BVD, HORSHAM, VIC 3400

3 2 2

Sale Price

\$381,000

Sale Date: 16/06/2016

Distance from Property: 899m



This report has been compiled on 15/08/2017 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

32 PENNY AVENUE, HORSHAM, VIC 3400

Indicative selling price

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

Single Price: 359,000

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
27 JACKSON ST, HORSHAM, VIC 3400	\$370,000	23/12/2016
13 FARRAR AVE, HORSHAM, VIC 3400	\$350,000	23/11/2016
1/176 BARNES BVD, HORSHAM, VIC 3400	\$381,000	16/06/2016