

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 ARTHUR DRIVE, HORSHAM, VIC 3400

4 2 2

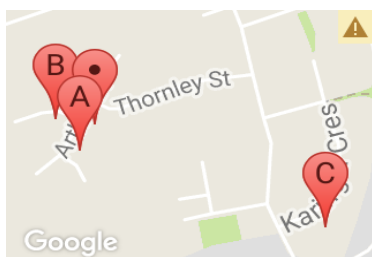
Indicative Selling Price

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

Single Price: **\$434,000**

Provided by: Chris Schirmer, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$267,000

01 January 2017 to 31 December 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.



29 ARTHUR DR, HORSHAM, VIC 3400

4 2 2

Sale Price

\$387,500

Sale Date: 12/01/2017

Distance from Property: 54m



3 TATLOCK ST, HORSHAM, VIC 3400

4 2 2

Sale Price

\$405,000

Sale Date: 19/12/2016

Distance from Property: 67m



6 KARINGAL CRES, HORSHAM, VIC 3400

3 2 2

Sale Price

\$439,000

Sale Date: 05/10/2016

Distance from Property: 425m



This report has been compiled on 22/01/2018 by Harcourts Horsham. Property Data Solutions Pty Ltd 2018 - 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

23 ARTHUR DRIVE, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$434,000

Median sale price

Median price

\$267,000

House

Unit

Suburb

HORSHAM

Period

01 January 2017 to 31 December 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
29 ARTHUR DR, HORSHAM, VIC 3400	\$387,500	12/01/2017
3 TATLOCK ST, HORSHAM, VIC 3400	\$405,000	19/12/2016
6 KARINGAL CRES, HORSHAM, VIC 3400	\$439,000	05/10/2016