



STATEMENT OF INFORMATION

15 MARGARET STREET, EDENHOPE, VIC 3318

PREPARED BY MATT CLYNE, HARCOURTS HORSHAM, PHONE: 0407 119818

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 MARGARET STREET, EDENHOPE, VIC

4 1 -

Indicative Selling Price

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

Single Price: **189,000**

Provided by: Matt Clyne, Harcourts Horsham

MEDIAN SALE PRICE



EDENHOPE, VIC, 3318

Suburb Median Sale Price (House)

\$160,000

01 October 2016 to 30 September 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.



32 EDINBURGH RD, EDENHOPE, VIC 3318

3 2 1

Sale Price

\$195,000

Sale Date: 07/03/2017

Distance from Property: 272m



151 LAKE ST, EDENHOPE, VIC 3318

3 3 -

Sale Price

\$220,000

Sale Date: 09/02/2017

Distance from Property: 779m



34 WILSON ST, EDENHOPE, VIC 3318

3 1 1

Sale Price

\$172,500

Sale Date: 23/01/2017

Distance from Property: 114m



This report has been compiled on 10/10/2017 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

15 MARGARET STREET, EDENHOPE, VIC 3318

Indicative selling price

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

Single Price:

189,000

Median sale price

Median price

\$160,000

House

Unit

Suburb

EDENHOPE

Period

01 October 2016 to 30 September 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
32 EDINBURGH RD, EDENHOPE, VIC 3318	\$195,000	07/03/2017
151 LAKE ST, EDENHOPE, VIC 3318	\$220,000	09/02/2017
34 WILSON ST, EDENHOPE, VIC 3318	\$172,500	23/01/2017