

Gerry Smith And Co

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/7 Gardenia Street Horsham VIC 3400

 3  1  1

Indicative Selling Price

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

Range between \$200,000 & \$220,000













Median Sale Price

\$237,000 Units in Horsham between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

	2/4 Wotonga Drive Horsham VIC 3400  2  1  1	Sold Price	\$152,000	Sold Date	23-Oct-18	Distance	0.34km
	1/3 Begg Street Horsham VIC 3400  2  1  1	Sold Price	\$187,500	Sold Date	10-Apr-18	Distance	0.8km
	3/258 Baillie Street Horsham VIC 3400  2  1  1	Sold Price	\$184,000	Sold Date	14-Aug-18	Distance	0.8km

RS = Recent sale

UN = Undisclosed Sale

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Prepared on 02 May 2019

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**4 Kurrajong Court Horsham VIC
3400**

 2  1  1

Sold Price ^{RS} **\$219,000** ^{UN} Sold Date **06-Mar-19**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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