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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1/4 Young Street Horsham VIC 3400

 2  1  1

## Indicative Selling Price

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

Range between \$200,000 & \$250,000













## Median Sale Price

\$265,000 Houses in Horsham between 01 Feb 2018 - 31 Jan 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.

	<b>1/18 Colla Court Horsham VIC 3400</b>	Sold Price	<b>\$197,000</b>	Sold Date	<b>14-Nov-17</b>
	 2  1  1			Distance	<b>0.04km</b>
	<b>2/18 Colla Court Horsham VIC 3400</b>	Sold Price	<b>\$220,000</b>	Sold Date	<b>07-Mar-18</b>
	 2  1  1			Distance	<b>0.04km</b>
	<b>15 Kurrajong Court Horsham VIC 3400</b>	Sold Price	<b>\$207,500</b>	Sold Date	<b>20-Aug-18</b>
	 2  1  1			Distance	<b>2.16km</b>

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