

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 HOWARD STREET, HORSHAM, VIC 3400  3  1  1

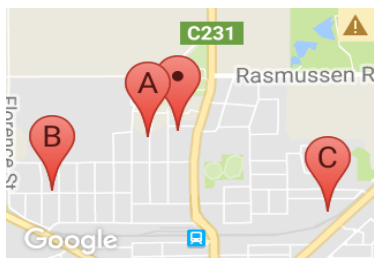
Indicative Selling Price

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

Single Price: **\$195,000**

Provided by: Jock Uebergang, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$270,000

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.



43 FRANCIS ST, HORSHAM, VIC 3400

 3  1  2

Sale Price

***\$215,000**

Sale Date: 02/01/2018

Distance from Property: 203m



36 EDWARD ST, HORSHAM, VIC 3400

 3  1  1

Sale Price

\$205,000

Sale Date: 20/10/2017

Distance from Property: 942m



41 ANDERSON ST, HORSHAM, VIC 3400

 3  1  1

Sale Price

\$211,000

Sale Date: 02/08/2017

Distance from Property: 1.2km



This report has been compiled on 01/03/2018 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

14 HOWARD STREET, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$195,000

Median sale price

Median price

\$270,000

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
43 FRANCIS ST, HORSHAM, VIC 3400	*\$215,000	02/01/2018
36 EDWARD ST, HORSHAM, VIC 3400	\$205,000	20/10/2017
41 ANDERSON ST, HORSHAM, VIC 3400	\$211,000	02/08/2017