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### UNIT Offered for Sale

3/1 Birch Avenue 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)

Single Price \$205,000

### Median Sale Price

\$229,500 Units in Horsham between Jan 2017 - Dec 2017

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.



**2/205 Baillie Street Horsham VIC 3400**

2 1 1

Sold Price **\$215,500** Sold Date **25-Jul-16**

Distance **0.18km**



**2/3 Begg Street Horsham VIC 3400**

2 1 1

Sold Price **\$215,000** Sold Date **19-Feb-17**

Distance **0.26km**



**2/1 Magee Court Horsham VIC 3400**

2 1 -

Sold Price **\$250,000** Sold Date **03-Oct-16**

Distance **0.7km**

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