

STATEMENT OF INFORMATION

41 EDITH STREET, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 EDITH STREET, HORSHAM, VIC 3400

2 1 1

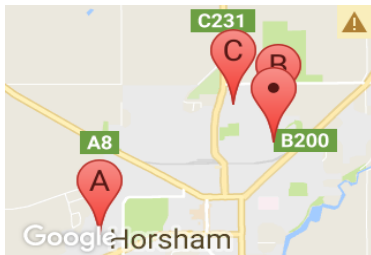
Indicative Selling Price

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

Single Price: **\$139,900**

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$257,000

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.



19 ELIZABETH ST, HORSHAM, VIC 3400

3 1 1

Sale Price

\$137,500

Sale Date: 09/08/2017

Distance from Property: 2.7km



14 FORSYTH AVE, HORSHAM, VIC 3400

3 1 2

Sale Price

\$145,000

Sale Date: 01/08/2017

Distance from Property: 339m



6 NOSKE PL, HORSHAM, VIC 3400

3 1 1

Sale Price

\$140,000

Sale Date: 25/07/2017

Distance from Property: 759m



This report has been compiled on 27/10/2017 by Horsham Real Estate. 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

41 EDITH STREET, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$139,900

Median sale price

Median price

\$257,000

House

Unit

Suburb

HORSHAM

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
19 ELIZABETH ST, HORSHAM, VIC 3400	\$137,500	09/08/2017
14 FORSYTH AVE, HORSHAM, VIC 3400	\$145,000	01/08/2017
6 NOSKE PL, HORSHAM, VIC 3400	\$140,000	25/07/2017