

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Ashwin Walk Horsham VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

Property type

House

Suburb

Horsham

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1/17 Selkirk Drive Horsham VIC 3400	\$237,000	26-Jul-19
4/5 Lilac Street Horsham VIC 3400	\$220,000	22-Jun-19
1/11 Pynsent Street Horsham VIC 3400	\$257,000	08-Nov-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 March 2020



1/17 Selkirk Drive Horsham VIC 3400

Sold Price

\$237,000

Sold Date

26-Jul-19

2 1 1

Distance

0.07km



4/5 Lilac Street Horsham VIC 3400

Sold Price

\$220,000

Sold Date

22-Jun-19

2 1 1

Distance

0.23km



1/11 Pynsent Street Horsham VIC 3400

Sold Price

\$257,000

Sold Date

08-Nov-19

2 1 1

Distance

0.87km



8 Ashwin Walk Horsham VIC 3400

Sold Price

\$380,000

Sold Date

07-Aug-19

2 1 1

Distance

0.05km



1/14 Brierwood Court Horsham VIC 3400

Sold Price

\$275,000

Sold Date

10-Jul-19

2 1 1

Distance

0.44km



20A Iris Street Horsham VIC 3400

Sold Price

\$280,000

Sold Date

23-Nov-18

2 1 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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