

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

3 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Unit

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

8 Ashwin Walk Horsham VIC 3400	\$380,000	07-Aug-19
1B Wallis Street Horsham VIC 3400	\$345,000	16-Nov-18
1/14 Brierwood Court Horsham VIC 3400	\$275,000	10-Jul-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



8 Ashwin Walk Horsham VIC 3400 Sold Price **\$380,000** Sold Date **07-Aug-19**

2 1 1

Distance **0.03km**



1B Wallis Street Horsham VIC 3400 Sold Price **\$345,000** Sold Date **16-Nov-18**

2 1 1

Distance **0.53km**



1/14 Brierwood Court Horsham VIC 3400 Sold Price **\$275,000** Sold Date **10-Jul-19**

2 1 1

Distance **0.45km**



20A Iris Street Horsham VIC 3400 Sold Price **\$280,000** Sold Date **23-Nov-18**

2 1 1

Distance **0.55km**



1/17 Selkirk Drive Horsham VIC 3400 Sold Price **\$237,000** Sold Date **26-Jul-19**

2 1 1

Distance **0.06km**



4/5 Lilac Street Horsham VIC 3400 Sold Price **\$220,000** Sold Date **22-Jun-19**

2 1 1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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4 Kurrajong Court Horsham VIC 3400

2 1 1

Sold Price

\$219,000

Sold Date

06-Mar-19

Distance

0.82km



1/11 Pynsent Street Horsham VIC 3400

2 1 1

Sold Price

\$257,000

Sold Date

08-Nov-19

Distance

0.85km



1/18 Begg Street Horsham VIC 3400

2 1 1

Sold Price

\$195,000

Sold Date

26-Nov-18

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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