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

2/5 SCHWARZ AVENUE HORSHAM VIC 3400

Indicative selling price

Period-from

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

Single Price		or range between	\$220,000	&	\$230,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$354,900	Property type	Unit	Suburb	Horsham		

31 Jan 2025

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

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale	
4/4 BURGESS STREET HORSHAM VIC 3400	\$240,000	18-Jan-24	
3/254 BAILLIE STREET HORSHAM VIC 3400	\$235,000	23-Aug-23	
17C STAWELL ROAD HORSHAM VIC 3400	\$222,000	21-Jun-24	

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.

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Source



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Zia Borda

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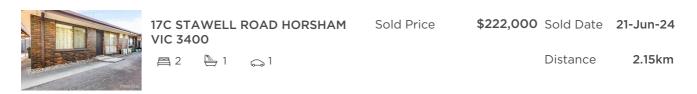
E stafflink@horshamrealestate.com.au



ALLAN C	4/4 BURGESS STREET HORSHAM VIC 3400	Sold Price	\$240,000	Sold Date	18-Jan-24
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3/254 BAILLIE STREET HORSHAM Sold Price \$235,0 VIC 3400	000 Sold Date 2	3-Aug-23
ឝ 2 🔄 1 👝 1	Distance	0.61km



RS = Recent sale UN = Undisclosed Sale

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