

# STATEMENT OF INFORMATION

6 FELSTEAD AVENUE, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 FELSTEAD AVENUE, HORSHAM, VIC**

 3  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$119,000**

Provided by: Nola Brown, Horsham Real Estate

## MEDIAN SALE PRICE



**HORSHAM, VIC, 3400**

**Suburb Median Sale Price (House)**

**\$257,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**9 NOSKE PL, HORSHAM, VIC 3400**

 3  1  1

**Sale Price**

**\$105,000**

Sale Date: 14/12/2016

Distance from Property: 631m



**16 WINIFRED ST, HORSHAM, VIC 3400**

 3  1  1

**Sale Price**

**\$119,000**

Sale Date: 12/12/2016

Distance from Property: 119m



**72 ALBERT ST, HORSHAM, VIC 3400**

 3  1  1

**Sale Price**

**\$112,000**

Sale Date: 05/12/2016

Distance from Property: 571m



This report has been compiled on 18/08/2017 by Horsham Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

6 FELSTEAD AVENUE, HORSHAM, VIC 3400

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$119,000

Median sale price

Median price

\$257,000

House

X

Unit

Suburb

HORSHAM

Period

01 July 2016 to 30 June 2017

Source



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 |
|-----------------------------------|-----------|--------------|
| 9 NOSKE PL, HORSHAM, VIC 3400     | \$105,000 | 14/12/2016   |
| 16 WINIFRED ST, HORSHAM, VIC 3400 | \$119,000 | 12/12/2016   |
| 72 ALBERT ST, HORSHAM, VIC 3400   | \$112,000 | 05/12/2016   |