

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 MOTAVU DRIVE, HORSHAM, VIC 3400**

3 bedrooms 1 bathroom -

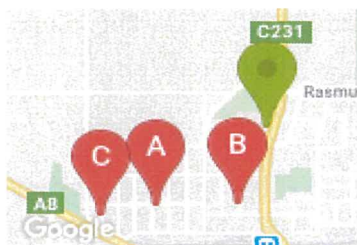
**Indicative Selling Price**

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

**Single Price: \$225,000**

Provided by: Andrew Seers , Ray White Horsham

## MEDIAN SALE PRICE



**HORSHAM, VIC, 3400**

**Suburb Median Sale Price (House)**

**\$260,000**

01 October 2018 to 30 September 2019

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.



**23 EDWARD ST, HORSHAM, VIC 3400**

3 bedrooms 2 bathrooms 2

**Sale Price**

**\*\*\$237,500**

Sale Date: 06/12/2019

Distance from Property: 972m



**3 ALEXANDER AVE, HORSHAM, VIC 3400**

3 bedrooms 1 bathroom 5

**Sale Price**

**\*\*\$239,950**

Sale Date: 25/10/2019

Distance from Property: 614m



**3 VERMONT ST, HORSHAM, VIC 3400**

3 bedrooms 1 bathroom 3

**Sale Price**

**\*\*\$200,000**

Sale Date: 24/10/2019

Distance from Property: 1.3km



This report has been compiled on 10/12/2019 by Ray White Horsham. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.