

STATEMENT OF INFORMATION

15 KALKEE ROAD, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE, PHONE: 0418504855



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 KALKEE ROAD, HORSHAM, VIC 3400







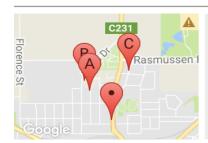
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$215,000

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$270,000

01 January 2017 to 31 December 2017

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.



43 FRANCIS ST, HORSHAM, VIC 3400







Sale Price

\$215,000

Sale Date: 11/12/2017

Distance from Property: 512m





2 DAVIS DR, HORSHAM, VIC 3400







Sale Price

\$215,000

Sale Date: 06/10/2017

Distance from Property: 671m





23 BLEAKLEY ST, HORSHAM, VIC 3400







Sale Price

\$219.950

Sale Date: 13/09/2017

Distance from Property: 751m



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	15 KALKEE ROAD, HORSHAM, VIC 3400
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	\$215,000

Median sale price

Median price	\$270,000	House X	Unit	Suburb	HORSHAM
Period	01 January 2017 to 31 December 2017		Source		ricefinder

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
43 FRANCIS ST, HORSHAM, VIC 3400	\$215,000	11/12/2017
2 DAVIS DR, HORSHAM, VIC 3400	\$215,000	06/10/2017
23 BLEAKLEY ST, HORSHAM, VIC 3400	\$219,950	13/09/2017