

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 ACACIA STREET, HORSHAM, VIC 3400**

3 1 1

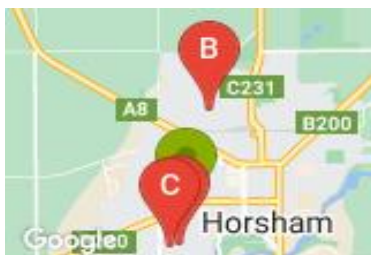
### Indicative Selling Price

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

Single Price: **\$469,000**

Provided by: Jock Uebergang, Harcourts Horsham

## MEDIAN SALE PRICE



**HORSHAM, VIC, 3400**

Suburb Median Sale Price (House)

**\$369,000**

01 July 2021 to 30 June 2022

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.



**25 LAUREL ST, HORSHAM, VIC 3400**

3 2 2

### Sale Price

**\$479,000**

Sale Date: 25/05/2022

Distance from Property: 378m



**19 FREDERICK ST, HORSHAM, VIC 3400**

3 2 3

### Sale Price

**\$475,000**

Sale Date: 27/03/2022

Distance from Property: 1.6km



**17 OLYMPIC ST, HORSHAM, VIC 3400**

3 1 1

### Sale Price

**\$475,000**

Sale Date: 07/03/2022

Distance from Property: 448m



This report has been compiled on 25/07/2022 by Harcourts Horsham. Property Data Solutions Pty Ltd 2022 - [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.

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

1 ACACIA STREET, 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:

\$469,000

### Median sale price

Median price

\$369,000

Property type

House

Suburb

HORSHAM

Period

01 July 2021 to 30 June 2022

Source

  
pricfinder

### 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

|                                    |           |            |
|------------------------------------|-----------|------------|
| 25 LAUREL ST, HORSHAM, VIC 3400    | \$479,000 | 25/05/2022 |
| 19 FREDERICK ST, HORSHAM, VIC 3400 | \$475,000 | 27/03/2022 |
| 17 OLYMPIC ST, HORSHAM, VIC 3400   | \$475,000 | 07/03/2022 |

This Statement of Information was prepared on:

25/07/2022