

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



94 KALKEE ROAD, HORSHAM, VIC 3400

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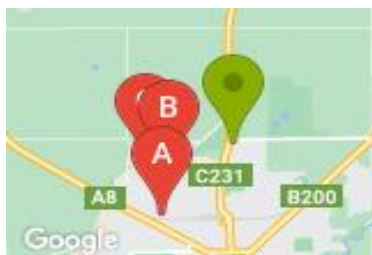
Indicative Selling Price

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

Single Price: \$139,000

Provided by: Andrew Seers , Ray White Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (Vacant Land)

\$170,000

01 April 2021 to 31 March 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.



9 HAZEL ST, HORSHAM, VIC 3400

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Sale Price

\$132,000

Sale Date: 17/02/2022

Distance from Property: 1.4km



12 LYONS CRT, HORSHAM, VIC 3400

- - -

Sale Price

\$170,000

Sale Date: 25/03/2022

Distance from Property: 921m



39 HICKSON ST, HORSHAM, VIC 3400

- - -

Sale Price

***\$135,000**

Sale Date: 03/06/2022

Distance from Property: 1.2km



This report has been compiled on 21/06/2022 by Ray White Horsham. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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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

94 KALKEE ROAD, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$139,000

Median sale price

Median price

\$170,000

Property type

Other

Suburb

HORSHAM

Period

01 April 2021 to 31 March 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

9 HAZEL ST, HORSHAM, VIC 3400	\$132,000	17/02/2022
12 LYONS CRT, HORSHAM, VIC 3400	\$170,000	25/03/2022
39 HICKSON ST, HORSHAM, VIC 3400	*\$135,000	03/06/2022

This Statement of Information was prepared on:

21/06/2022