

## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$365,000 and the highest sale price is \$400,000 with a median sale price of \$379,000. Days listed ranges from 5 to 32 days with the average currently at 22 days for these selected properties.

### 44 TUCKER ST, HORSHAM, VIC 3400

Distance from Property: 362m  3  1  2



Property Type: House  
Area: 854 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$469  
RPD: 4//LP43442

Features:

Sale Price: **\$400,000 (Agents Advice - Sale)**  
Sale Date: 25/08/2024 Days to Sell: **30 Days**  
Last Price: \$409,500 (Under Offer) Chg %: **-2.3%**  
First Price: \$429,500 Chg %: **-6.9%**

### 57A MCPHERSON ST, HORSHAM, VIC 3400

Distance from Property: 1.6km  3  1  -



Property Type: House  
Area: 599 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$609  
RPD: 2//LP78108

Features:

Sale Price: **\$365,000 (Agents Advice - Sale)**  
Sale Date: 22/07/2024 Days to Sell: **32 Days**  
Last Price: \$369,500 (Under Offer) Chg %: **-1.2%**  
First Price: \$385,000 (Under Offer) Chg %: **-5.2%**

### 3 BYRNE ST, HORSHAM, VIC 3400

Distance from Property: 250m  3  1  1



Property Type: House  
Area: 659 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$575  
RPD: 11//LP140534

Features: AIR CONDITIONED

Sale Price: **\$379,000 (Normal Sale)**  
Sale Date: 13/03/2024 Days to Sell: **5 Days**  
Last Price: \$379,000 Chg %:  
First Price: \$379,000 (Under Offer) Chg %:

124 DOOEN ROAD, HORSHAM, VIC 3400



## Appraisal Price

This market analysis has been prepared on 02/10/2024 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$380,000**

## Contact your agent for further information:



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