

## 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 or  
locality and postcode

24 FLORENCE ST HORSHAM

### Indicative selling price

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

Single price

\$294,000

or range between

\$

&

\$

### Median sale price

Median price

\$260,000

House



Unit



Suburb or locality

HORSHAM

Period - From

26-05-17

to

18-08-17

Source

RPDATA

### Comparable property sales

- A** 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
1	7 FLORENCE ST HORSHAM	\$330,000	26-05-17
2	18 MURRAY ST "	\$318,000	29-07-17
3	27 HICKSON ST "	\$360,000	18-08-17

**OR**

- B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.