

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 STAWELL ROAD HORSHAM VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,500

Property type

House

Suburb

Horsham

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

11 HESLOP COURT HORSHAM VIC 3400	\$392,500	26-Nov-21
43 MCPHERSON STREET HORSHAM VIC 3400	\$389,000	14-Oct-21
1 ROSE STREET HORSHAM VIC 3400	\$385,000	15-Feb-22

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.~~

This Statement of Information was prepared on: 04 April 2022



11 HESLOP COURT HORSHAM VIC 3400

4 1 2

Sold Price

\$392,500

Sold Date

26-Nov-21

Distance

0.3km



43 MCPHERSON STREET HORSHAM VIC 3400

4 1 2

Sold Price

\$389,000

Sold Date

14-Oct-21

Distance

1.58km



1 ROSE STREET HORSHAM VIC 3400

3 1 2

Sold Price

^{RS} **\$385,000**

Sold Date

15-Feb-22

Distance

1.7km



38 LANDY STREET HORSHAM VIC 3400

3 1 2

Sold Price

\$391,000

Sold Date

23-Nov-21

Distance

1.56km



16 GEORGE STREET HORSHAM VIC 3400

3 1 2

Sold Price

\$435,000

Sold Date

26-Nov-21

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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