

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

2/2 Spry Court 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Unit

Suburb

Horsham

Period-from

01 Aug 2019

to

31 Jul 2020

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

2/15 Wotonga Drive Horsham VIC 3400	\$242,000	01-Jun-20
10 Ashwin Close Horsham VIC 3400	\$305,000	19-Jul-19
1/14 Brierwood Court Horsham VIC 3400	\$275,000	10-Jul-19

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.~~

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2/15 Wotonga Drive Horsham VIC 3400

Sold Price

^{RS} **\$242,000**

Sold Date

01-Jun-20

2 1 1

Distance

0.18km



10 Ashwin Close Horsham VIC 3400

Sold Price

\$305,000

Sold Date

19-Jul-19

2 1 1

Distance

0.21km



1/14 Brierwood Court Horsham VIC 3400

Sold Price

\$275,000

Sold Date

10-Jul-19

2 1 1

Distance

0.22km



8 Ashwin Walk Horsham VIC 3400

Sold Price

\$380,000

Sold Date

07-Aug-19

2 1 1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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