

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

44 Colonial Drive,  
HORSHAM 3400

### Indicative selling price

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

**Single price \$ 147,500**

### Median sale price

Median **House** for **Horsham** for period **May 2016 - May 2017**  
Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$ 245,000**

### 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 the most comparable to the property for sale.

**49 Colonial Drive,**  
Haven 3401

**Price \$ 125,000** Sold 20 April 2017

**229 Golf Course Road,**  
Haven 3401

**Price \$ 105,000** Sold 20 December 2016

**161 Plozzas Road,**  
Haven 3401

**Price \$ 114,000** Sold 12 July 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).


House

  
**0 beds**

  
**0 baths**

  
**0 parking**

### Contact agents

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