

STATEMENT OF INFORMATION

25 FELSTEAD AVENUE, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 FELSTEAD AVENUE, HORSHAM, VIC

 3  1  1

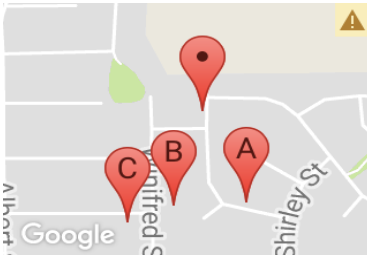
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$117,000

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



6 FELSTEAD AVE, HORSHAM, VIC 3400

 3  1  1

Sale Price

\$115,000

Sale Date: 06/09/2017

Distance from Property: 181m



16 WINIFRED ST, HORSHAM, VIC 3400

 3  1  1

Sale Price

\$119,000

Sale Date: 12/12/2016

Distance from Property: 177m



20 LANGLANDS ST, HORSHAM, VIC 3400

 2  1  1

Sale Price

\$120,000

Sale Date: 20/07/2017

Distance from Property: 237m



This report has been compiled on 20/04/2018 by Horsham Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 and
postcode

25 FELSTEAD AVENUE, HORSHAM, VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$117,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

HORSHAM

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 FELSTEAD AVE, HORSHAM, VIC 3400	\$115,000	06/09/2017
16 WINIFRED ST, HORSHAM, VIC 3400	\$119,000	12/12/2016
20 LANGLANDS ST, HORSHAM, VIC 3400	\$120,000	20/07/2017