## 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

30 Hayes Drive 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	\$525,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$260,000	Property type			House		Horsham
Period-from	01 Jan 2020	to	31 Dec 2	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
6 Oliver Court Horsham VIC 3400	\$477,500	15-Jan-20
4 Oliver Court Horsham VIC 3400	\$495,000	16-Nov-19
190 Barnes Boulevard Horsham VIC 3400	\$536,500	24-Jan-20

#### 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: 06 January 2021



consumer.vic.gov.au

# gerry**smith**&co

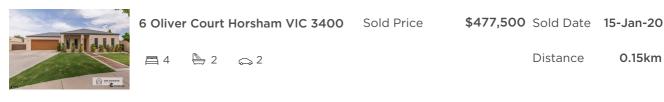
Distance

0.15km

Gerry Smith And Co

P 0353826655

- M 0353826655
- E mail@gerrysmith.com.au





4 Olive	er Court	Horsham VIC 3400	Sold Price	\$495,000	Sold Date	16-Nov-19
酉 4	2	⇔ 2			Distance	0.19km



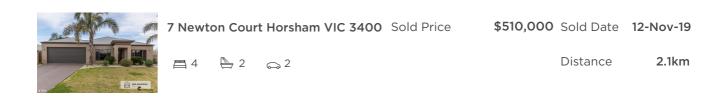
×.	190 Bar 3400	nes Bou	levard Horsham VIC	Sold Price	\$536,500	Sold Date	24-Jan-20
C Contract	<b>4</b>	2	<b>⇔</b> 2			Distance	0.28km



	7 Hartigan Court Horsham VIC 3400			Sold Price	\$492,000	Sold Date	30-Sep-19
P	<b>₽</b> 4	2	<u>⇔</u> 2			Distance	0.29km



-	33 Drummond Street Horsham VIC 3400			Sold Price	\$518,000	Sold Date	20-Jun-20
Sav overlagic	昌 4	2	ç <b>⇒</b> 2			Distance	0.56km



**RS** = Recent sale UN = Undisclosed Sale

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