Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/8 SMITH STREET, HORSHAM, VIC 3400 🕮 2







Indicative Selling Price

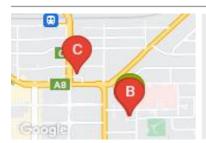
For the meaning of this price see consumer.vic.au/underquoting

\$265,000

Single Price:

Provided by: Jock Uebergang, Harcourts Horsham

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (Unit)

\$342,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

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.



4/8 SMITH ST, HORSHAM, VIC 3400







Sale Price

\$288,000

Sale Date: 02/07/2024

Distance from Property: 27m





3/8 SMITH ST, HORSHAM, VIC 3400







Sale Price

\$288,500

Sale Date: 02/07/2024

Distance from Property: 29m





15C URQUHART ST, HORSHAM, VIC 3400







Sale Price

\$259.000

Sale Date: 17/01/2024

Distance from Property: 443m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale. Information for section 47AF of sumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of se						
Property offered for sale							
Address Including suburb and postcode	1/8 SMITH STREET, HORSHAM, VIC 3400						
Indicative selling price							
	sprice see consumer.vic.gov.au/underquoting						
Single Price:	\$265,000						

Median sale price

Median price	\$342,500	Property type	House	Suburb	HORSHAM
Period	01 July 2023 to 30 June 2024		Source	F	oricefinder

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
4/8 SMITH ST, HORSHAM, VIC 3400	\$288,000	02/07/2024
3/8 SMITH ST, HORSHAM, VIC 3400	\$288,500	02/07/2024
15C URQUHART ST, HORSHAM, VIC 3400	\$259,000	17/01/2024

This Statement of Information was prepared on:

21/08/2024

