

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/8 SMITH STREET, HORSHAM, VIC 3400**

2 1 1

### Indicative Selling Price

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

Single Price: **\$265,000**

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**

2 1 1

Sale Price

**\$288,000**

Sale Date: 02/07/2024

Distance from Property: 27m



**3/8 SMITH ST, HORSHAM, VIC 3400**

2 1 1

Sale Price

**\$288,500**

Sale Date: 02/07/2024

Distance from Property: 29m



**15C URQUHART ST, HORSHAM, VIC 3400**

2 1 1

Sale Price

**\$259,000**

Sale Date: 17/01/2024

Distance from Property: 443m



This report has been compiled on 21/08/2024 by Harcourts Horsham. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address  
Including suburb and  
postcode

1/8 SMITH STREET, HORSHAM, VIC 3400

Indicative selling price

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



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