

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

6 Dooen Road 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

\$319,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$319,500

Property type

House

Suburb

Horsham

Period-from

01 Jan 2021

to

31 Dec 2021

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

11 Dooen Road Horsham VIC 3400	\$250,000	02-Jun-21
29 George Street Horsham VIC 3400	\$319,500	16-Apr-21
7 George Street Horsham VIC 3400	\$245,000	18-Aug-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: 07 January 2022



11 Dooen Road Horsham VIC 3400 Sold Price **\$250,000** Sold Date **02-Jun-21**
Distance **0.07km**

3 1 1



29 George Street Horsham VIC 3400 Sold Price **\$319,500** Sold Date **16-Apr-21**
Distance **0.48km**

3 1 1



7 George Street Horsham VIC 3400 Sold Price **\$245,000** Sold Date **18-Aug-20**
Distance **0.27km**

3 1 1



123 Baillie Street Horsham VIC 3400 Sold Price **\$219,000** Sold Date **03-Nov-20**
Distance **0.32km**

3 1 1



14 Tucker Street Horsham VIC 3400 Sold Price **\$220,000** Sold Date **13-Aug-21**
Distance **0.5km**

3 1 1



35 Gillespie Street Horsham VIC 3400 Sold Price **\$295,000** Sold Date **02-Jul-21**
Distance **0.63km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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**92 Bennett Road Horsham VIC
3400**

 3  1  1

Sold Price

\$300,000

Sold Date

25-Nov-21

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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