



**first  
national**  
REAL ESTATE

| **Gerry Smith**

## 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 or  
locality and postcode

**1 James Street, Horsham**

### Indicative selling price

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

Single price

\$ \_\_\_\_\_

or range between

\$140,000

&

\$154,000

### Median sale price

Median price

\$245,000

House

☒

Unit

☐

Suburb or locality

Horsham

Period – From

June 2016

to

May 2017

Source

RP Data

### Comparable property sales

- 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 document is updated and effective as at 9 June 2017