



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3 Birch Avenue,  
HORSHAM 3400**

### Indicative selling price

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

**Single price \$280,000**

### Median sale price

Median **House** for **HORSHAM** for period **Nov 2016 - Nov 2017**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$250,000**

### 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 the most comparable to the property for sale.

**12 Morson Street,** Price **\$320,000** Sold 26 July 2017  
Horsham 3400

**1 Henderson Avenue,** Price **\$315,000** Sold 14 November 2017  
Horsham 3400

**16 Birch Avenue,** Price **\$295,000** Sold 30 June 2017  
Horsham 3400

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

House  
5 beds  
2 baths  
3 parking

### Contact agents

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