

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

27 MCLEAN DRIVE 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

\$342,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Commercial

Suburb

Horsham

Period-from

01 Jul 2023

to

30 Jun 2024

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

3 WALPOLE TERRACE HORSHAM VIC 3400	\$345,000	20-Feb-23
49 WATERLINK ESPLANADE HORSHAM VIC 3400	\$340,000	19-Apr-23
11 BRIGID COURT HORSHAM VIC 3400	\$355,000	13-Apr-23

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: 19 July 2024

**3 WALPOLE TERRACE HORSHAM
VIC 3400**

- - -

Sold Price

\$345,000

Sold Date

20-Feb-23

Distance

1.56km**49 WATERLINK ESPLANADE
HORSHAM VIC 3400**

- - -

Sold Price

\$340,000

Sold Date

19-Apr-23

Distance

1.82km**11 BRIGID COURT HORSHAM VIC
3400**

- - -

Sold Price

\$355,000

Sold Date

13-Apr-23

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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