

Gerry Smith And Co

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/28 Pryors Road Horsham VIC 3400

 3  1  2

### Indicative Selling Price

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

Single Price \$299,000













### Median Sale Price

\$268,000 Units in Horsham between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>24 Knowles Street Horsham VIC 3400</b>  3  1  2	Sold Price	<b>\$279,000</b>	Sold Date	<b>13-Aug-16</b>	Distance	<b>0.03km</b>
	<b>4/136 Dooen Road Horsham VIC 3400</b>  3  1  2	Sold Price	-	Sold Date	<b>01-Nov-18</b>	Distance	<b>0.2km</b>
	<b>25 Tucker Street Horsham VIC 3400</b>  3  2  2	Sold Price	<b>\$267,000</b>	Sold Date	<b>05-Sep-17</b>	Distance	<b>0.33km</b>

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**21 Lawrence Street Horsham VIC  
3400**

3 2 2

Sold Price

**\$312,000**

Sold Date

**11-Jul-16**

Distance

**0.34km**



**2/33 Culliver Street Horsham VIC  
3400**

2 1 2

Sold Price

**\$320,000**

Sold Date

**16-Feb-18**

Distance

**0.37km**

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