

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

3/6 JAMES STREET 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

\$279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,900

Property type

Unit

Suburb

Horsham

Period-from

01 Jan 2024

to

31 Dec 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

4/3 BEGG STREET HORSHAM VIC 3400	\$285,000	20-Dec-23
2/15 OCONNOR STREET HORSHAM VIC 3400	\$279,000	10-Nov-23
4/25 CARTER STREET HORSHAM VIC 3400	\$269,000	03-Jul-24

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: 24 January 2025

**4/3 BEGG STREET HORSHAM VIC
3400**

Sold Price

\$285,000

Sold Date

20-Dec-23

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Distance

0.01km**2/15 OCONNOR STREET HORSHAM
VIC 3400**

Sold Price

\$279,000

Sold Date

10-Nov-23

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Distance

0.16km**4/25 CARTER STREET HORSHAM
VIC 3400**

Sold Price

\$269,000

Sold Date

03-Jul-24

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Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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