



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

48 Wavell Street,  
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 \$49,950**

### Median sale price

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

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

**\$254,750**

### 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.

**50 Wavell Street,**  
Horsham 3400

Price **\$40,000** Sold 01 April 2016

**11 Stewart Street,**  
Horsham 3400

Price **\$45,000** Sold 24 February 2017

**12 McMillan Court,**  
Horsham 3400

Price **\$27,000** Sold 09 May 2016

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



0 beds



0 baths



0 parking

### Contact agents



**Robert Dolan**  
PRDnationwide

0353820000  
0419 440 617  
[robertd@prdhorsham.com.au](mailto:robertd@prdhorsham.com.au)

**PRD nationwide**  
Wes Davidson Real Estate Pty Ltd

**Wes Davidson Real Estate  
Pty.Ltd**

71 Wilson Street,  
Horsham VIC 3400