# 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 MCLE	AN DRIVE	HORSHAM	VIC	3400
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$279,500	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$380,000	Prope	erty type		House	Suburb	Horsham
Period-from	01 Apr 2024	to	31 Mar 2	2025	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	
41 MCLEAN DRIVE HORSHAM VIC 3400	\$260,000	23-Nov-23	
57 MCLEAN DRIVE HORSHAM VIC 3400	\$285,000	08-Nov-24	
3 ARTHUR DRIVE HORSHAM VIC 3400	\$275,000	28-Feb-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: 03 April 2025



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Zia Borda

M 0418 504 855

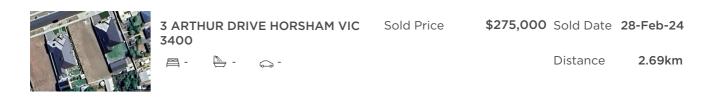
E stafflink@horshamrealestate.com.au



41 MCLEAN DRIVE HORSHAM VIC 3400		Sold Price	\$260,000	Sold Date	23-Nov-23	
-	-	⇔ -			Distance	0.67km



100	57 MCLEAN DRIVE HORSHAM VIC 3400			Sold Price	\$285,000	Sold Date <b>0</b>	8-Nov-24
rts	昌 -	-	<b>⊶</b> -			Distance	0.67km



RS = Recent sale UN = Undisclosed Sale

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