

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

2/1 Birch Avenue 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

\$255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$222,000

Property type

Unit

Suburb

Horsham

Period-from

01 Oct 2019

to

30 Sep 2020

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

4/8 Robinson Street Horsham VIC 3400	\$280,000	21-Apr-20
9 Kurrajong Court Horsham VIC 3400	\$225,000	28-Jul-20
2/2 Spry Court Horsham VIC 3400	\$275,000	28-Aug-20

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: 08 October 2020



4/8 Robinson Street Horsham VIC 3400

Sold Price

\$280,000

Sold Date

21-Apr-20

2

1

1

Distance

1.17km



9 Kurrajong Court Horsham VIC 3400

Sold Price

\$225,000

Sold Date

28-Jul-20

2

1

1

Distance

0.11km



2/2 Spry Court Horsham VIC 3400

Sold Price

^{RS} **\$275,000** ^{UN}

Sold Date

28-Aug-20

2

1

1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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