

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

14 FORSYTH 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

\$219,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

House

Suburb

Horsham

Period-from

01 May 2023

to

30 Apr 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

31 FELSTEAD AVENUE HORSHAM VIC 3400	\$200,000	21-Mar-24
9 FELSTEAD AVENUE HORSHAM VIC 3400	\$215,000	03-Apr-23
30 WINIFRED STREET HORSHAM VIC 3400	\$225,000	22-Aug-23

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: 27 May 2024



31 FELSTEAD AVENUE HORSHAM VIC 3400

Sold Price

\$200,000

Sold Date

21-Mar-24

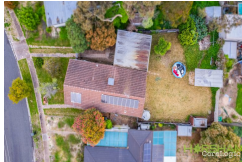
3

1

1

Distance

0.17km



9 FELSTEAD AVENUE HORSHAM VIC 3400

Sold Price

\$215,000

Sold Date

03-Apr-23

3

1

2

Distance

0.24km



30 WINIFRED STREET HORSHAM VIC 3400

Sold Price

\$225,000

Sold Date

22-Aug-23

3

1

1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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