

STATEMENT OF INFORMATION

48 FEDERATION AVENUE, HORSHAM, VIC 3400

PREPARED BY ANDREW SEERS, AARON LEWIS PROPERTY AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 FEDERATION AVENUE, HORSHAM, VIC  3  1  4

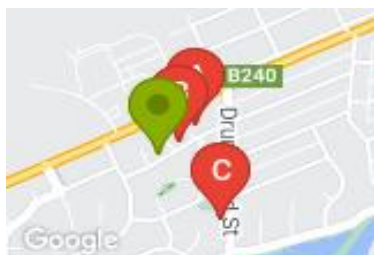
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$449,000**

Provided by: Andrew Seers, Aaron Lewis Property Agents

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$399,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



2 ISBEL CRT, HORSHAM, VIC 3400

 3  2  2

Sale Price

\$469,500

Sale Date: 26/07/2023

Distance from Property: 161m



1 MCDOWELL CRT, HORSHAM, VIC 3400

 3  1  1

Sale Price

***\$435,000**

Sale Date: 07/02/2024

Distance from Property: 82m



34 DRUMMOND ST, HORSHAM, VIC 3400

 3  2  1

Sale Price

***\$449,000**

Sale Date: 25/01/2024

Distance from Property: 311m



This report has been compiled on 19/02/2024 by Aaron Lewis Property Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

48 FEDERATION AVENUE, HORSHAM, VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$449,000

Median sale price

Median price

\$399,000

Property type

House

Suburb

HORSHAM

Period

01 January 2023 to 31 December 2023

Source



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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 ISBEL CRT, HORSHAM, VIC 3400	\$469,500	26/07/2023
1 MCDOWELL CRT, HORSHAM, VIC 3400	*\$435,000	07/02/2024
34 DRUMMOND ST, HORSHAM, VIC 3400	*\$449,000	25/01/2024

This Statement of Information was prepared on:

19/02/2024