Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address
Including suburb and postcode

33 WAWUNNA ROAD 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	\$268,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$380,000	Property 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
19 WAWUNNA ROAD HORSHAM VIC 3400	\$275,000	29-Feb-24
15 JOHN STREET HORSHAM VIC 3400	\$260,000	06-Dec-24
21 ALEXANDER AVENUE HORSHAM VIC 3400	\$275,000	20-Jun-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: 11 April 2025





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19 WAWUNNA ROAD HORSHAM VIC 3400

 \Box 1

Sold Price

\$275,000 Sold Date 29-Feb-24

Distance

0.14km



15 JOHN STREET HORSHAM VIC 3400

Sold Price

\$260,000 Sold Date 06-Dec-24

Distance 0.31km



21 ALEXANDER AVENUE HORSHAM VIC 3400

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Sold Price

\$275,000 Sold Date **20-Jun-24**

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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