

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

45 PHILIP STREET 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Horsham

Period-from

01 Mar 2024

to

28 Feb 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

52 WAWUNNA ROAD HORSHAM VIC 3400	\$270,000	17-Aug-24
28 EDWARD STREET HORSHAM VIC 3400	\$266,000	21-Jun-24
12 IRIS STREET HORSHAM VIC 3400	\$275,100	22-Jan-25

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: 25 March 2025



52 WAWUNNA ROAD HORSHAM VIC 3400

2 1 1

Sold Price

\$270,000

Sold Date **17-Aug-24**

Distance **2.12km**



28 EDWARD STREET HORSHAM VIC 3400

2 1 2

Sold Price

\$266,000

Sold Date **21-Jun-24**

Distance **1.66km**



12 IRIS STREET HORSHAM VIC 3400

2 1 -

Sold Price

^{RS} **\$275,100** ^{UN}

Sold Date **22-Jan-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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