

STATEMENT OF INFORMATION

20 LANGLANDS STREET, HORSHAM, VIC 3400 PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 LANGLANDS STREET, HORSHAM, VIC 🕮 3 🕒 1 🚓 1







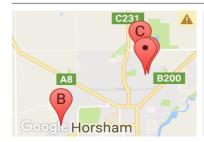
Indicative Selling Price

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

\$123,500

Provided by: Nola Brown, Horsham Real Estate

SUBURB MEDIAN



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$254,750

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

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.



16 WINIFRED ST, HORSHAM, VIC 3400







Sale Price

\$119,000

Sale Date: 12/12/2016

Distance from Property: 83m





62 ELIZABETH ST, HORSHAM, VIC 3400









Sale Price

\$127,000

Sale Date: 17/11/2016

Distance from Property: 2.7km













\$112,000

Sale Date: 05/12/2016

Distance from Property: 515m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 LANGLANDS STREET, HORSHAM, VIC 3400
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Indicative selling price

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

Single Price / Range \$123,500

Median sale price

Median price	\$254,750	House	X	Unit		Suburb	HORSHAM
Period	01 April 2016 to 31 March 2017			Sour	се	p	ricefinder

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
16 WINIFRED ST, HORSHAM, VIC 3400	\$119,000	12/12/2016
62 ELIZABETH ST, HORSHAM, VIC 3400	\$127,000	17/11/2016
72 ALBERT ST, HORSHAM, VIC 3400	\$112,000	05/12/2016

