

STATEMENT OF INFORMATION

3 DON STREET, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 DON STREET, HORSHAM, VIC 3400

 2  1  2

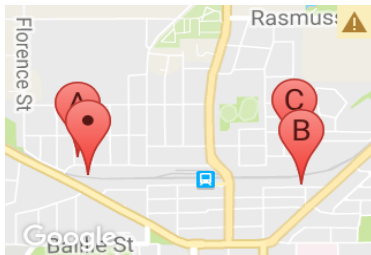
Indicative Selling Price

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

\$159,900

Provided by: Nola Brown, Horsham Real Estate

SUBURB MEDIAN



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$251,000

01 April 2016 to 31 March 2017

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.



6 CECIL ST, HORSHAM, VIC 3400

 2  1  4

Sale Price

\$150,000

Sale Date: 23/01/2017

Distance from Property: 146m



21 PALK ST, HORSHAM, VIC 3400

 2  1  1

Sale Price

\$146,000

Sale Date: 16/12/2016

Distance from Property: 1.4km



11 ANDERSON ST, HORSHAM, VIC 3400

 3  1  2

Sale Price

\$160,000

Sale Date: 11/03/2017

Distance from Property: 1.4km



This report has been compiled on 09/06/2017 by Horsham Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

3 DON STREET, HORSHAM, VIC 3400

Indicative selling price

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

Single Price / Range

\$159,900

Median sale price

Median price

\$251,000

House

X

Unit

Suburb

HORSHAM

Period

01 April 2016 to 31 March 2017

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
6 CECIL ST, HORSHAM, VIC 3400	\$150,000	23/01/2017
21 PALK ST, HORSHAM, VIC 3400	\$146,000	16/12/2016
11 ANDERSON ST, HORSHAM, VIC 3400	\$160,000	11/03/2017