

# STATEMENT OF INFORMATION

4 EDWARD STREET, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 EDWARD STREET, HORSHAM, VIC 3400** 3 1 1

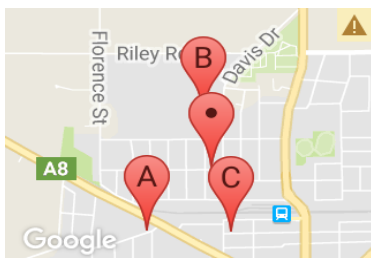
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$259,000**

Provided by: Nola Brown, Horsham Real Estate

## MEDIAN SALE PRICE



### HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

**\$257,000**

01 July 2016 to 30 June 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.



**4 OCONNOR ST, HORSHAM, VIC 3400** 3 1 -

Sale Price

**\$255,000**

Sale Date: 02/06/2017

Distance from Property: 626m



**57 FREDERICK ST, HORSHAM, VIC 3400** 3 1 2

Sale Price

**\$262,500**

Sale Date: 20/04/2017

Distance from Property: 408m



**3 JOHN ST, HORSHAM, VIC 3400** 3 2 2

Sale Price

**\$270,000**

Sale Date: 27/05/2017

Distance from Property: 484m



This report has been compiled on 01/09/2017 by Horsham Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

4 EDWARD STREET, HORSHAM, VIC 3400

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$259,000

### Median sale price

Median price

\$257,000

House

Unit

Suburb

HORSHAM

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
4 OCONNOR ST, HORSHAM, VIC 3400	\$255,000	02/06/2017
57 FREDERICK ST, HORSHAM, VIC 3400	\$262,500	20/04/2017
3 JOHN ST, HORSHAM, VIC 3400	\$270,000	27/05/2017