

STATEMENT OF INFORMATION

18 ALBERT STREET, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 ALBERT STREET, HORSHAM, VIC 3400 3 1 2

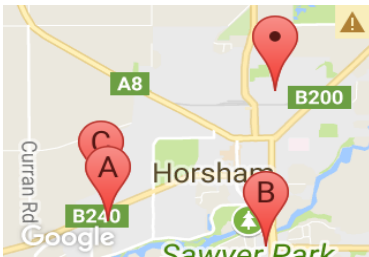
Indicative Selling Price

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

Price Range: \$235,000 to \$239,000

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$260,500

01 October 2016 to 30 September 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.



17 FEDERATION AVE, HORSHAM, VIC 3400 3 1 1

Sale Price

\$235,000

Sale Date: 12/09/2017

Distance from Property: 2.9km



9 DUFF ST, HORSHAM, VIC 3400 3 2 1

Sale Price

\$235,000

Sale Date: 04/09/2017

Distance from Property: 2.3km



17 MATHOURA ST, HORSHAM, VIC 3400 3 1 2

Sale Price

\$237,000

Sale Date: 01/08/2017

Distance from Property: 2.8km

This report has been compiled on 19/12/2017 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

18 ALBERT STREET, HORSHAM, VIC 3400

Indicative selling price

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Price Range: \$235,000 to \$239,000

Median sale price

Median price

\$260,500

House

Unit

Suburb

HORSHAM

Period

01 October 2016 to 30 September 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
17 FEDERATION AVE, HORSHAM, VIC 3400	\$235,000	12/09/2017
9 DUFF ST, HORSHAM, VIC 3400	\$235,000	04/09/2017
17 MATHOURA ST, HORSHAM, VIC 3400	\$237,000	01/08/2017