

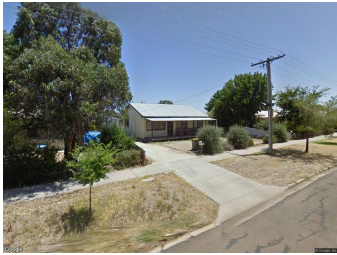
STATEMENT OF INFORMATION

15 ALEXANDER AVENUE, HORSHAM, VIC 3400

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE, PHONE: 0418504855

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 ALEXANDER AVENUE, HORSHAM, VIC 3 1 2

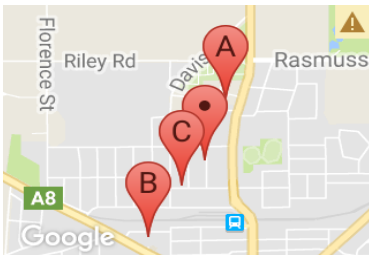
Indicative Selling Price

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

Single Price: **\$185,000**

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

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.



7 MOTAVU DR, HORSHAM, VIC 3400 3 1 2

Sale Price

\$189,950

Sale Date: 13/11/2017

Distance from Property: 461m



13 MILLAR ST, HORSHAM, VIC 3400 3 - -

Sale Price

\$200,000

Sale Date: 01/11/2017

Distance from Property: 669m



1 LYNOTT ST, HORSHAM, VIC 3400 3 1 3

Sale Price

\$193,500

Sale Date: 02/10/2017

Distance from Property: 237m

This report has been compiled on 06/04/2018 by Horsham Real Estate. Property Data Solutions Pty Ltd 2018 - 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

15 ALEXANDER AVENUE, HORSHAM, VIC 3400

Indicative selling price

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

Single Price:

\$185,000

Median sale price

Median price

\$265,000

House

Unit

Suburb

HORSHAM

Period

01 April 2017 to 31 March 2018

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
7 MOTAVU DR, HORSHAM, VIC 3400	\$189,950	13/11/2017
13 MILLAR ST, HORSHAM, VIC 3400	\$200,000	01/11/2017
1 LYNOTT ST, HORSHAM, VIC 3400	\$193,500	02/10/2017