

Andrew Seers  
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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Knight Place Horsham VIC 3400

 3  1  1

## Indicative Selling Price

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

Single Price \$129,000

## Median Sale Price




\$260,000 Houses in Horsham between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic



## Comparable Property Sales

These are the 3 properties sold within 5 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.






**72 Albert Street Horsham VIC 3400** Sold Price **\$125,000** Sold Date **19-Jun-18**  
 3  1  - Distance **0.03km**



**78 Albert Street Horsham VIC 3400** Sold Price **\$131,500** Sold Date **16-Aug-18**  
 3  1  2 Distance **0.04km**



**39 Hennessy Street Horsham VIC 3400** Sold Price **\$125,000** Sold Date **01-Jul-17**  
 3  1  1 Distance **0.07km**

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**2 Rodda Place Horsham VIC 3400**

Sold Price

**\$127,500**

Sold Date

**04-Sep-17**

 3  1  1

Distance

**0.15km**



**3 Puls Place Horsham VIC 3400**

Sold Price

**\$135,000**

Sold Date

**18-Jul-17**

 3  1  2

Distance

**0.17km**



**7 Crump Street Horsham VIC 3400**

Sold Price

**\$126,000**

Sold Date

**10-Aug-17**

 3  1  1

Distance

**0.23km**

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