

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Houston Street Horsham VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$313,100

Property type

House

Suburb

Horsham

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

80 Wavell Street Horsham VIC 3400	\$310,000	31-Mar-21
34 Frederick Street Horsham VIC 3400	\$300,000	18-Mar-21
21 Henry Street Horsham VIC 3400	\$299,500	01-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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Nola Brown
 P 0353820029
 M 0418504855
 E nola@horshamrealestate.com.au



80 Wavell Street Horsham VIC 3400

3 1 2

Sold Price **\$310,000** Sold Date **31-Mar-21**

Distance **0.33km**



34 Frederick Street Horsham VIC 3400

4 2 2

Sold Price **\$300,000** Sold Date **18-Mar-21**

Distance **0.63km**



21 Henry Street Horsham VIC 3400

3 1 2

Sold Price **\$299,500** Sold Date **01-Aug-21**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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