

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

78 Albert 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

\$259,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,000

Property type

House

Suburb

Horsham

Period-from

01 Feb 2021

to

31 Jan 2022

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

17 Puls Place Horsham VIC 3400	\$268,000	14-Oct-21
48 Elizabeth Street Horsham VIC 3400	\$245,500	13-Dec-21
69 Albert Street Horsham VIC 3400	\$259,000	26-Oct-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.~~

This Statement of Information was prepared on: 05 February 2022


17 Puls Place Horsham VIC 3400

Sold Price

\$268,000

Sold Date

14-Oct-21

3 1 4

Distance

0.18km

48 Elizabeth Street Horsham VIC 3400

Sold Price

^{RS} **\$245,500**

Sold Date

13-Dec-21

3 1 1

Distance

2.83km

69 Albert Street Horsham VIC 3400

Sold Price

\$259,000

Sold Date

26-Oct-21

3 1 -

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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