

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

92 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

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Horsham

Period-from

01 Mar 2022

to

28 Feb 2023

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

76 ALBERT STREET HORSHAM VIC 3400	\$185,000	14-Feb-23
46 HENNESSY STREET HORSHAM VIC 3400	\$212,000	06-Sep-22
2 KNIGHT PLACE HORSHAM VIC 3400	\$220,000	11-Apr-22

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: 03 March 2023



76 ALBERT STREET HORSHAM VIC 3400

Sold Price

^{RS}

\$185,000

Sold Date

14-Feb-23

3

1

1

Distance

0.19km



46 HENNESSY STREET HORSHAM VIC 3400

Sold Price

\$212,000

Sold Date

06-Sep-22

3

1

1

Distance

0.26km



2 KNIGHT PLACE HORSHAM VIC 3400

Sold Price

\$220,000

Sold Date

11-Apr-22

3

1

1

Distance

0.26km



33 HENNESSY STREET HORSHAM VIC 3400

Sold Price

\$196,000

Sold Date

15-Dec-21

3

1

1

Distance

0.26km



40 WINIFRED STREET HORSHAM VIC 3400

Sold Price

\$219,000

Sold Date

19-Oct-21

3

1

1

Distance

0.54km



41 ALBERT STREET HORSHAM VIC 3400

Sold Price

\$210,000

Sold Date

14-Jul-22

3

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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