

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

1B PEARL 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

\$149,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$248,750

Property type

Land

Suburb

Horsham

Period-from

01 Jun 2023

to

31 May 2024

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

2 DERIMAL STREET HORSHAM VIC 3400	\$150,000	08-Mar-23
ARTHUR DRIVE HORSHAM VIC 3400	\$141,000	01-May-24
27 FERGUSON CLOSE HORSHAM VIC 3400	\$145,000	22-Nov-23

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: 11 June 2024

**2 DERIMAL STREET HORSHAM VIC
3400**

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Sold Price

\$150,000

Sold Date

08-Mar-23

Distance

0.39km**ARTHUR DRIVE HORSHAM VIC
3400**

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Sold Price

\$141,000

Sold Date

01-May-24

Distance

0.92km**27 FERGUSON CLOSE HORSHAM
VIC 3400**

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Sold Price

\$145,000

Sold Date

22-Nov-23

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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