

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

2/256 BAILLIE 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Horsham

Period-from

01 Oct 2022

to

30 Sep 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

1/3 ROSE STREET HORSHAM VIC 3400	\$410,000	19-Sep-23
15 BRIERWOOD COURT HORSHAM VIC 3400	\$380,000	14-Jun-22
14B READ STREET HORSHAM VIC 3400	\$370,000	18-Jul-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: 12 October 2023

**1/3 ROSE STREET HORSHAM VIC
3400**

Sold Price

^{RS}**\$410,000**

Sold Date

19-Sep-23

2

1

1

Distance

0.75km**15 BRIERWOOD COURT HORSHAM
VIC 3400**

Sold Price

\$380,000

Sold Date

14-Jun-22

2

1

1

Distance

1.27km**14B READ STREET HORSHAM VIC
3400**

Sold Price

\$370,000

Sold Date

18-Jul-23

2

1

1

Distance

1.86km**RS** = Recent sale**UN** = Undisclosed Sale

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