

STATEMENT OF INFORMATION

67 WAVELL STREET, HORSHAM, VIC 3400

PREPARED BY ANDREW SEERS, AARON LEWIS PROPERTY AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



67 WAVELL STREET, HORSHAM, VIC 3400  3  2  2

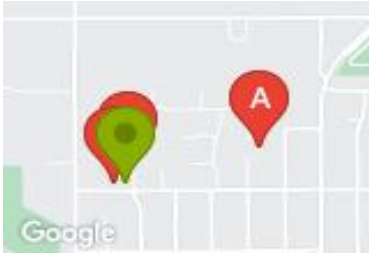
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$439,000**

Provided by: Andrew Seers, Aaron Lewis Property Agents

MEDIAN SALE PRICE



HORSHAM, VIC, 3400

Suburb Median Sale Price (House)

\$399,000

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



8 PIONEER CRT, HORSHAM, VIC 3400

 3  2  2

Sale Price

***\$388,000**

Sale Date: 21/02/2024

Distance from Property: 463m



71 WAVELL ST, HORSHAM, VIC 3400

 3  2  2

Sale Price

***\$420,000**

Sale Date: 08/02/2024

Distance from Property: 38m



1 NUNN CRT, HORSHAM, VIC 3400

 3  1  4

Sale Price

\$400,000

Sale Date: 31/08/2023

Distance from Property: 52m



This report has been compiled on 15/04/2024 by Aaron Lewis Property Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

67 WAVELL STREET, HORSHAM, VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$439,000

Median sale price

Median price

\$399,000

Property type

House

Suburb

HORSHAM

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

8 PIONEER CRT, HORSHAM, VIC 3400	*\$388,000	21/02/2024
71 WAVELL ST, HORSHAM, VIC 3400	*\$420,000	08/02/2024
1 NUNN CRT, HORSHAM, VIC 3400	\$400,000	31/08/2023

This Statement of Information was prepared on:

15/04/2024