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	46 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	$239,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$346,500	Property type	House	Suburb	Horsham
Period-from	01 Jun 2021	to	31 May 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
7 HUTCHESSON STREET HORSHAM VIC 3400	$235,000	27-Oct-21
9 HUTCHESSON STREET HORSHAM VIC 3400	$243,000	24-Aug-21
50 HENNESSY STREET HORSHAM VIC 3400	$239,000	06-Sep-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: 08 June 2022

Nola Brown
P 0353820029
M 0418504855
E nola@horshamrealestate.com.au



7 HUTCHESSON STREET HORSHAM VIC 3400

3 1 2

Sold Price **$235,000** Sold Date **27-Oct-21**

Distance **0.06km**



9 HUTCHESSON STREET HORSHAM VIC 3400

3 1 -

Sold Price **$243,000** Sold Date **24-Aug-21**

Distance **0.07km**



50 HENNESSY STREET HORSHAM VIC 3400

3 1 2

Sold Price **$239,000** Sold Date **06-Sep-21**

Distance **0.43km**

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

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