

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
17 HUTCHESSON 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 \$289,900 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$380,000 Property type House Suburb Horsham
Period-from 01 Feb 2024 to 31 Jan 2025 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
5 GERLACH STREET HORSHAM VIC 3400	\$292,500	12-Mar-24
74 WILLIAMS ROAD HORSHAM VIC 3400	\$305,000	14-Dec-23
16 JOHNSON STREET HORSHAM VIC 3400	\$276,000	20-Oct-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: 24 February 2025

**5 GERLACH STREET HORSHAM VIC 3400****\$292,500** Sold Date **12-Mar-24**

4 1 1

Distance **0.45km****74 WILLIAMS ROAD HORSHAM VIC 3400****\$305,000** Sold Date **14-Dec-23**

4 1 2

Distance **2.78km****16 JOHNSON STREET HORSHAM VIC 3400**Sold Price **\$276,000** Sold Date **20-Oct-23**

4 1 2

Distance **0.9km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.