

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

4 FELSTEAD AVENUE 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	\$229,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$382,500	Property type	House	Suburb	Horsham
Period-from	01 Dec 2023	to	30 Nov 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
15 SHIRLEY STREET HORSHAM VIC 3400	\$247,000	24-Jun-24
30 HENNESSY STREET HORSHAM VIC 3400	\$215,000	07-May-24
43 ALBERT STREET HORSHAM VIC 3400	\$229,000	02-Feb-24

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: 03 December 2024

**15 SHIRLEY STREET HORSHAM VIC 3400**

3 1 2

\$247,000 Sold Date **24-Jun-24**Distance **0.13km****30 HENNESSY STREET HORSHAM VIC 3400**

3 1 -

\$215,000 Sold Date **07-May-24**Distance **0.39km****43 ALBERT STREET HORSHAM VIC 3400**

3 1 2

\$229,000 Sold Date **02-Feb-24**Distance **0.46km****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.

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