

# 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 or  
locality and postcode

1 Horwood Drive, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$500,000

### Median sale price

Median price \$413,000 Property Type House Suburb Canadian

Period - From 21/11/2019 to 20/11/2020 Source REIV

### 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	15 Belmar Cr CANADIAN 3350	\$510,000	22/09/2020
2	36 Kirby Av CANADIAN 3350	\$500,000	29/07/2020
3	3 Canadian Cr CANADIAN 3350	\$490,000	07/02/2020

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:

21/11/2020 11:27

1 Horwood Drive, Canadian Vic 3350



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**Indicative Selling Price**

\$480,000 - \$500,000

**Median House Price**

21/11/2019 - 20/11/2020: \$413,000



3 2 2

**Property Type:** House

**Land Size:** 348 sqm approx

Agent Comments

## Comparable Properties



**15 Belmar Cr CANADIAN 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$510,000

**Method:** Private Sale

**Date:** 22/09/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**36 Kirby Av CANADIAN 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$500,000

**Method:** Private Sale

**Date:** 29/07/2020

**Property Type:** House

**Land Size:** 603 sqm approx



**3 Canadian Cr CANADIAN 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 07/02/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 598 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.