

## 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

4/9 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Townhouse

Suburb

Canadian

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 10/106 WHITEHORSE ROAD MOUNT CLEAR VIC 3350 | \$405,000 | 21-Sep-22 |
| 2/11 SPENCER STREET CANADIAN VIC 3350       | \$375,000 | 10-Aug-22 |
| 4/4 LAL LAL STREET GOLDEN POINT VIC 3350    | \$360,000 | 14-Jan-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.

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# McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



**10/106 WHITEHORSE ROAD  
MOUNT CLEAR VIC 3350**

 2  1  1

Sold Price **\$405,000** Sold Date **21-Sep-22**

Distance **1.38km**



**2/11 SPENCER STREET CANADIAN  
VIC 3350**

 2  1  1

Sold Price **\$375,000** Sold Date **10-Aug-22**

Distance **1.89km**



**4/4 LAL LAL STREET GOLDEN  
POINT VIC 3350**

 2  1  1

Sold Price **\$360,000** Sold Date **14-Jan-23**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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