

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

49 Horwood Drive Canadian VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Canadian

Period-from

01 Oct 2020

to

30 Sep 2021

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

122 Moss Avenue Mount Helen VIC 3350	\$531,500	03-Feb-21
92 Warrenheip Road Warrenheip VIC 3352	\$875,000	18-May-21
185 Doodts Road Nerrina VIC 3350	\$670,000	13-Jul-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: 15 October 2021



122 Moss Avenue Mount Helen VIC 3350

Sold Price

\$531,500

Sold Date

03-Feb-21



4



2



2

Distance

4.8km



92 Warrenheip Road Warrenheip VIC 3352

Sold Price

\$875,000

Sold Date

18-May-21



4



3



14

Distance

4.88km



185 Doodts Road Nerrina VIC 3350

Sold Price

^{RS} **\$670,000**

Sold Date

13-Jul-21



2



1



4

Distance

6.23km

RS = Recent sale

UN = Undisclosed Sale

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