



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Horwood Drive, CANADIAN 3350

House



4 beds



2 baths



2 parking

### Indicative selling price

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

## Range from \$385,000 - \$415,000

### Median sale price

Median **House** for **CANADIAN** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

## \$326,500

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Kirwan Close,** Price **\$392,500** Sold 07 March 2017  
Mount Clear 3350

**19 Imperial Way,** Price **\$357,500** Sold 30 June 2017  
Canadian 3350

**118 Canadian Lakes Boulevard,** Price **\$425,000** Sold 29 March 2017  
Canadian 3350

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Ray Brown**  
PRDnationwide

03 5329 4622  
0409 988 809  
[rayb@prdballarat.com.au](mailto:rayb@prdballarat.com.au)



**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350