

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

7 Horwood Drive, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,500

Median sale price

Median price \$560,500

Property Type House

Suburb Canadian

Period - From 01/07/2025

to 30/09/2025

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	24 Kirby Av CANADIAN 3350	\$650,000	28/08/2025
2	3 Payton Cr CANADIAN 3350	\$655,000	31/03/2025
3	15 Horwood Dr CANADIAN 3350	\$648,000	10/01/2025

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:

14/11/2025 21:17



Kyle Anderson
0353334322
0408417990

kyle@trevorpetrie.com.au

Indicative Selling Price

\$649,500

Median House Price

September quarter 2025: \$560,500



4 2 2

Rooms: 9

Property Type: House

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



24 Kirby Av CANADIAN 3350 (REI)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 603 sqm approx



3 Payton Cr CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$655,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 676 sqm approx



15 Horwood Dr CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$648,000

Method: Private Sale

Date: 10/01/2025

Property Type: House

Land Size: 671 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.