

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

8 Sierra Drive, Cardigan, VIC 3352

### Indicative selling price

\$ 895,000 - \$930,000

Range between

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

### Median sale price

Median price  
\$ 800,000

House

\*Delete house or unit as applicable

Suburb  
CARDIGAN

Period  
03/11/2018 - 02/05/2019

Source  
Price Finder

### Comparable property sales

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



15 MONUMENT BOULEVARD  
CARDIGAN

5 2 6

Agents Advice - Sale \*\$985,000  
Date Sold 22/01/2019  
Land 2138 sqm



6 SLOCOMBE GROVE  
LUCAS

4 2 3

Agents Advice - Sale \*\$912,000  
Date Sold 18/04/2019  
Land 877 sqm



145 IBIS GARDENS COURT  
CARDIGAN

4 2 4

Agents Advice - Sale \*\$975,000  
Date Sold 01/03/2019  
Land 4004 sqm