hockingstuart

Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

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 andpostcode

5	1000 Ballarat-carngham Road, Cardigan Vic 3352
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Indicative selling price

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

Range between	\$575,000	&	\$595,000
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Median sale price*

Median price	House	Unit		Suburb or locality	Cardigan
Period - From	to		Source		

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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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.

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Rooms: 6 Property Type: House Land Size: 27270 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

> Indicative Selling Price \$575,000 - \$595,000 No median price available

Boasting a superb location only minute's drive from the Lucas Shopping Centre and with school bus collection at the driveway, this 6.7-acre (approx.) lifestyle property boasts improved pastures and infrastructure to create sustainable lifestyle property. The home offers four bedrooms including a master complete with walk-in-robe and ensuite – and all remaining bedrooms have built in robes. There are two generously proportioned living areas along with an open plan kitchen, a family bathroom and spacious entrance.

Comparable Properties

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