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Statement of Information

Single residential property located outside the Melbourne metropolitan area

					Sect	ion 4//	AF of the Estate	Agents Act 1980
Property offer	ed for sa	ale						
Including su locality andpo	to district a file	641 Dowlir	ng Road, (Cardigan	Vic 335	2		
Indicative sell	ing price	:						
For the meaning	of this pri	ice see co	nsumer.vi	c.gov.au	/underq	uoting		
Range betwee	n \$1,000,	000	& \$1,100,000					
Median sale p	rice							
Median price	\$840,000	Н	ouse	X f	Jnit		Suburb or locality	Cardigan
Period - From	13/09/20	18 to	12/09/2	2019		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	56 Kuruc Rd CARDIGAN 3352	\$1,300,000	29/04/2019	
2	Blind Creek Rd WINDERMERE 3352	\$1,000,000	28/03/2019	
3	122 Remembrance Dr CARDIGAN 3352	\$880,000	01/08/2019	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

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