# WE DELIVER RESULTS

# **STATEMENT OF INFORMATION**

4 MCGRATH COURT, CARDIGAN, VIC 3352 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4 MCGRATH COURT, CARDIGAN, VIC 3352 🕮 4 🛛 🗁 2 👘 6

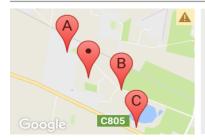
Indicative Selling Price

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

Price Range:

\$690,000 to \$720,000

## **MEDIAN SALE PRICE**



## CARDIGAN, VIC, 3352

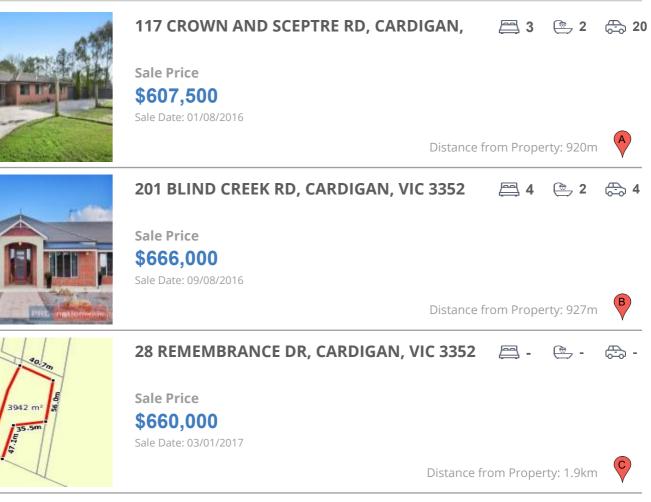
Suburb Median Sale Price (Other)

01 July 2016 to 30 June 2017

Provided by: pricefinder

#### **COMPARABLE PROPERTIES**

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.



This report has been compiled on 26/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 4 MCGRATH COURT, CARDIGAN, VIC 3352

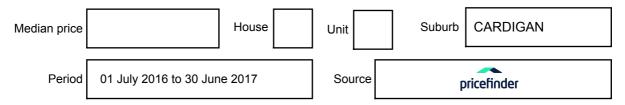
#### Indicative selling price

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

Price Range:

\$690,000 to \$720,000

#### Median sale price



#### **Comparable property sales**

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
117 CROWN AND SCEPTRE RD, CARDIGAN, VIC 3352	\$607,500	01/08/2016
201 BLIND CREEK RD, CARDIGAN, VIC 3352	\$666,000	09/08/2016
28 REMEMBRANCE DR, CARDIGAN, VIC 3352	\$660,000	03/01/2017

