

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: 

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.



117 CROWN AND SCEPTRE RD, CARDIGAN,  3  2  20

Sale Price

\$607,500

Sale Date: 01/08/2016

Distance from Property: 920m



201 BLIND CREEK RD, CARDIGAN, VIC 3352  4  2  4

Sale Price

\$666,000

Sale Date: 09/08/2016

Distance from Property: 927m



28 REMEMBRANCE DR, CARDIGAN, VIC 3352  -  -  -

Sale Price

\$660,000

Sale Date: 03/01/2017

Distance from Property: 1.9km



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

Median price

House

Unit

Suburb

CARDIGAN

Period

01 July 2016 to 30 June 2017

Source



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