



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1 Charles Drive,  
CARDIGAN VILLAGE 3352**

### Indicative selling price

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

**Single price \$345,000**

### Median sale price

Median **House** for **CARDIGAN VILLAGE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$485,000**

### 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 the most comparable to the property for sale.

**18 Mitchell Drive,**  
Cardigan Village 3352

**Price \$330,000** Sold 11  
September 2017

**37 Madden Road,**  
Cardigan Village 3352

**Price \$538,000** Sold 25  
August 2017

**6 Windermere Way,**  
Cardigan Village 3352

**Price \$305,000** Sold 23  
December 2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



6 parking

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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