

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 17 Monument Boulevard, Cardigan

### INDICATIVE SELLING PRICE

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

Single Price

\$260,000

### MEDIAN SELLING PRICE

Median price

Land

x

Suburb or  
locality

Cardigan

Period - From

01/04/2016

31/03/2017

REIV

### 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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
Lot 2/107 Launchley Dr CARDIGAN 3352	\$340,000	30/06/2017
34 Monument Blvd CARDIGAN 3352	\$260,000	14/02/2017
Lot 43/252 Blind Creek Rd CARDIGAN 3352	\$240,000	06/10/2016



**Daniel Nestor**

Director

Sales Consultant

**0437 840 593**

[daniel@ballaratpropertygroup.com.au](mailto:daniel@ballaratpropertygroup.com.au)

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.