

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Treetop Drive Cardigan VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Cardigan

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 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

8 Vantage Court Cardigan VIC 3352	\$1,100,000	25-Jun-21
7 Sierra Drive Cardigan VIC 3352	\$1,050,000	05-Feb-21
6 Gleno Court Cardigan VIC 3352	\$900,000	25-Sep-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 July 2021



8 Vantage Court Cardigan VIC 3352 Sold Price ^{RS} **\$1,100,000** Sold Date **25-Jun-21**
 Distance **0.32km**

 4  2  5



7 Sierra Drive Cardigan VIC 3352 Sold Price **\$1,050,000** Sold Date **05-Feb-21**
 Distance **0.38km**

 4  2  6



6 Gleno Court Cardigan VIC 3352 Sold Price **\$900,000** Sold Date **25-Sep-20**
 Distance **1.27km**

 5  2  6



427 Blind Creek Road Cardigan VIC 3352 Sold Price ^{RS} **\$1,350,000** Sold Date **16-Apr-21**
 Distance **1.83km**

 4  2  2

RS = Recent sale **UN** = Undisclosed Sale

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