### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

01 Launchley Drive, Cardigan Vic 3352
0

#### Indicative selling price

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

Range between \$610,000 & \$630,000		
-------------------------------------	--	--

#### Median sale price

Median price	\$520,000	Pro	perty Type	Vacant land		Suburb	Cardigan
Period - From	23/12/2023	to	22/12/2024		Source	Property	v Data

### 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

Add	dress of comparable property	Price	Date of sale
1	29 Spearwood Rd CARDIGAN 3352	\$620,000	02/09/2024
2	31 Spearwood Rd CARDIGAN 3352	\$620,000	10/08/2024
3	10 Avancer Ct CARDIGAN 3352	\$635,000	07/06/2024

#### OR

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

This Statement of Information was prepared on:	23/12/2024 12:07





Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

**Indicative Selling Price** \$610,000 - \$630,000 **Median Land Price** 23/12/2023 - 22/12/2024: \$520,000









**Property Type:** 

Land Size: 2000 sqm approx

**Agent Comments** 

## Comparable Properties



29 Spearwood Rd CARDIGAN 3352 (REI/VG)







Price: \$620,000 Method: Private Sale Date: 02/09/2024 Property Type: Land

Land Size: 2000 sqm approx

**Agent Comments** 

31 Spearwood Rd CARDIGAN 3352 (VG)









Agent Comments

Method: Sale Date: 10/08/2024

Price: \$620,000

Property Type: Land

Land Size: 2000 sqm approx

10 Avancer Ct CARDIGAN 3352 (VG)







Agent Comments

Price: \$635,000 Method: Sale Date: 07/06/2024 Property Type: Land

Land Size: 2006 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.