

# 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 or  
locality and postcode

101 Launchley Drive, Cardigan Vic 3352

### Indicative selling price

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

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

### Median sale price

Median price \$520,000 Property Type Vacant land Suburb Cardigan

Period - From 23/12/2023 to 22/12/2024 Source Property 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	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 comparable properties 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



**Property Type:**  
**Land Size:** 2000 sqm approx  
**Agent Comments**

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

## Comparable Properties



**29 Spearwood Rd CARDIGAN 3352 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Land  
**Land Size:** 2000 sqm approx

**31 Spearwood Rd CARDIGAN 3352 (VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Sale  
**Date:** 10/08/2024  
**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