Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address Lot 207/4 Mcgrath Court, Cardigan Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$520,000		&		\$540,000			
Median sale p	rice							
Median price	\$395,000	Pro	operty Type	Vac	ant land		Suburb	Cardigan
Period - From	04/11/2020	to	03/11/2021		So	ource	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

04/11/2021 15:21





Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au



Property Type: Agent Comments Indicative Selling Price \$520,000 - \$540,000 Median Land Price 04/11/2020 - 03/11/2021: \$395,000

Comparable Properties

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 eighteen months.

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