

## STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

50 Windermere Way, Cardigan Village, VIC 3352

### Indicative selling price

\$ 545,000 - \$575,000

Range between

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

### Median sale price

Median price  
\$ 462,500

House

\*Delete house or unit as applicable

Suburb  
CARDIGAN VILLAGE

Period  
21/11/2017 - 21/05/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



22 DIAMOND DRIVE  
CARDIGAN VILLAGE

3 2 4

Normal Sale \$525,000  
Date Sold 13/12/2017  
Land 2928 sqm



1000 BALLARAT-CARNGHAM ROAD  
CARDIGAN

3 2 8

Normal Sale \$565,000  
Date Sold 18/02/2019  
Land 27270 sqm



4 LEONIE COURT  
CARDIGAN VILLAGE

3 2 2

Normal Sale \$565,000  
Date Sold 07/12/2018  
Land 6146 sqm