

# STATEMENT OF INFORMATION

4 WINDERMERE WAY, CARDIGAN VILLAGE, VIC 3352

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 WINDERMERE WAY, CARDIGAN

 4  2  2

#### Indicative Selling Price

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

Single Price: **429,000**

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE



### CARDIGAN VILLAGE, VIC, 3352

Suburb Median Sale Price (House)

**\$485,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



### 6 WINDERMERE WAY, CARDIGAN VILLAGE,

 3  2  3

Sale Price

**\$305,000**

Sale Date: 23/12/2016

Distance from Property: 23m



### 37 MADDEN RD, CARDIGAN VILLAGE, VIC

 4  2  4

Sale Price

**\$538,000**

Sale Date: 25/08/2017

Distance from Property: 137m



### 45 MADDEN RD, CARDIGAN VILLAGE, VIC

 4  2  6

Sale Price

**\$510,000**

Sale Date: 28/06/2017

Distance from Property: 288m



This report has been compiled on 10/01/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 49 MADDEN RD, CARDIGAN VILLAGE, VIC

 3  2  2

Sale Price

**\$572,000**

Sale Date: 10/09/2017

Distance from Property: 375m



## 23 WINDERMERE WAY, CARDIGAN VILLAGE,

 -  -  -

Sale Price

**\*\$540,000**

Sale Date: 01/12/2017

Distance from Property: 394m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 WINDERMERE WAY, CARDIGAN VILLAGE, VIC 3352

Indicative selling price

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

Single Price:

429,000

Median sale price

Median price

\$485,000

House

X

Unit


Suburb

CARDIGAN VILLAGE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6 WINDERMERE WAY, CARDIGAN VILLAGE, VIC 3352	\$305,000	23/12/2016
37 MADDEN RD, CARDIGAN VILLAGE, VIC 3352	\$538,000	25/08/2017
45 MADDEN RD, CARDIGAN VILLAGE, VIC 3352	\$510,000	28/06/2017
49 MADDEN RD, CARDIGAN VILLAGE, VIC 3352	\$572,000	10/09/2017

23 WINDERMERE WAY, CARDIGAN VILLAGE, VIC 3352	*\$540,000	01/12/2017
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