

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

Lot 1/80 Launchley Drive, Cardigan Vic 3352

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$340,000

Property Type Vacant land

Suburb Cardigan

Period - From 13/11/2019

to 12/11/2020

Source 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 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	21 Treetop Dr CARDIGAN 3352	\$410,000	26/06/2020
2	2 Vantage Ct CARDIGAN 3352	\$375,000	15/04/2020
3	13 Sierra Dr CARDIGAN 3352	\$360,000	20/11/2019

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:

13/11/2020 14:59

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Property Type:
Agent Comments

Indicative Selling Price
\$395,000

Median Land Price
13/11/2019 - 12/11/2020: \$340,000

Comparable Properties



21 Treetop Dr CARDIGAN 3352 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 26/06/2020
Property Type: Hobby Farm < 20 ha
Land Size: 2001 sqm approx



2 Vantage Ct CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 15/04/2020
Property Type: Land
Land Size: 2029 sqm approx

13 Sierra Dr CARDIGAN 3352 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 20/11/2019
Property Type: Land
Land Size: 2143 sqm approx