

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

Range between

\$595,000

&

\$610,000

Median sale price

Median price

\$547,500

Property Type

Vacant land

Suburb

Cardigan

Period - From

08/04/2024

to

07/04/2025

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	5c Gleno Ct CARDIGAN 3352	\$602,000	03/02/2025
2	29 Spearwood Rd CARDIGAN 3352	\$620,000	02/09/2024
3	31 Spearwood Rd CARDIGAN 3352	\$620,000	10/08/2024

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:

08/04/2025 13:08



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

Indicative Selling Price
\$595,000 - \$610,000
Median Land Price
08/04/2024 - 07/04/2025: \$547,500

Comparable Properties

5c Gleno Ct CARDIGAN 3352 (VG)

Agent Comments



Price: \$602,000
Method: Sale
Date: 03/02/2025
Property Type: Hobby Farm < 20 ha
Land Size: 5319 sqm approx

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