

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

101 Launchley Drive, Cardigan Vic 3352



Scott Petrie

03 53 334 322

0418 503 764

scott@trevorpetrie.com.au

Indicative Selling Price

\$595,000 - \$610,000

Median Land Price

08/04/2024 - 07/04/2025: \$547,500



Property Type: Land

Land Size: 2000 sqm approx

Agent Comments

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

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.