

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb or locality and postcode

180 Blind Creek Road Cardigan

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

#### Unit type or class

Land	Single price		Lower price		Higher price
Lots 7, 8, 19, 20, 21, 70		or range between	\$340,000	&	\$370,000
		or range between	\$*	&	\$
		or range between	\$*	&	\$
		or range between	\$*	&	\$
		or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Vacant Land median sale price

Median price

\$277,500

Suburb or locality

Cardigan

275

Period - From

07/08/19

To

06/08/20

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

#### Land

E.g. Land

	Address of comparable unit	Price	Date of sale
	13 Sierra Dr CARDIGAN 3352	\$360,000	20/11/2019
	21 Treetop Dr CARDIGAN 3352	\$350,000	20/03/2019
	4 Vantage Ct CARDIGAN 3352	\$330,000	25/10/2019

This Statement of Information was prepared on: 07/08/2020