

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 and
postcode

35 WHITES ROAD CARDIGAN VIC 3352

Indicative selling price

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

Single Price

or range
between

\$995,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,142,500

Property type

House

Suburb

Cardigan

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

58 WINDERMERE WAY CARDIGAN VIC 3352	\$1,020,000	11-Oct-24
60 HOPETOUN ROAD MITCHELL PARK VIC 3355	\$1,000,000	16-Jul-24
6 ALISTAIR STREET CARDIGAN VILLAGE VIC 3352	\$910,000	22-May-24

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: 20 November 2024



**58 WINDERMERE WAY CARDIGAN
VIC 3352**

4 2 8

Sold Price

^{RS} **\$1,020,000**

Sold Date

11-Oct-24

Distance

2.54km



**60 HOPETOUN ROAD MITCHELL
PARK VIC 3355**

4 1 10

Sold Price

^{RS} **\$1,000,000**

Sold Date

16-Jul-24

Distance

3.92km



**6 ALISTAIR STREET CARDIGAN
VILLAGE VIC 3352**

4 2 10

Sold Price

\$910,000

Sold Date

22-May-24

Distance

3.13km

RS = Recent sale

UN = Undisclosed Sale

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