

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

48 Ochiltree Court 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 \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,139,573 Property type House Suburb Cardigan

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

Comparable property sales

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
34 Kuruc Road Cardigan VIC 3352	\$1,200,000	13.04.2022
10 Monument Boulevard Cardigan VIC 3352	\$1,240,000	04.02.2022
73 Whites Road Cardigan VIC 3352	\$1,150,000	28.07.2022

This Statement of Information was prepared on: 10.09.2022