

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

Lot 35/180 Blind Creek Road, Cardigan Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

Median sale price

Median price \$330,000

Property Type Vacant land

Suburb Cardigan

Period - From 20/05/2019

to 19/05/2020

Source REIV

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	13 Sierra Dr CARDIGAN 3352	\$360,000	20/11/2019
2	21 Treetop Dr CARDIGAN 3352	\$350,000	20/03/2019
3	4 Vantage Ct CARDIGAN 3352	\$330,000	25/10/2019

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:

20/05/2020 13:26

Lot 35/180 Blind Creek Road, Cardigan Vic 3352



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Indicative Selling Price

\$330,000

Median Land Price

20/05/2019 - 19/05/2020: \$330,000



Property Type:

Agent Comments

Comparable Properties

13 Sierra Dr CARDIGAN 3352 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 20/11/2019

Property Type: Land

Land Size: 2143 sqm approx

21 Treetop Dr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 20/03/2019

Property Type: Land

Land Size: 2001 sqm approx

4 Vantage Ct CARDIGAN 3352 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 25/10/2019

Property Type: Land

Land Size: 2012 sqm approx



Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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.