

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

3 Mitchell Drive, Cardigan Village, VIC 3352

Indicative selling price

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

Single price

or range between

\$349,000

&

\$359,000

Median sale price

Median price

\$ 383,500

Property type

House

Suburb

CARDIGAN VILLAGE

Period - From

27/10/2018

to

27/04/2020

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
1 9 Harding Grove Cardigan Village	\$300,000	27/01/2020
2 10 Harding Grove Cardigan Village	\$375,000	05/04/2019
3 15 Madden Road Cardigan Village	\$333,000	06/03/2019

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:

27/04/2020