# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 2 Charles Drive, Cardigan Village Vic 3352

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$532,500	Pro	operty Type	Hou	se		Suburb	Cardigan Village
Period - From	01/10/2023	to	30/09/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

29/10/2024 09:37









Rooms: 7 Property Type: House Land Size: 662 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median House Price Year ending September 2024: \$532,500

PriceFinder's report for Cardigan Village shows 3 bedroom, 1 bathroom properties selling in this range up to 12 months ago and 3 bedroom, 2 bathroom properties selling for above this range 12 months ago. The report also states that the average sale price for the area has dropped significantly in the last 12 months

# **Comparable Properties**

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 eighteen months.

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