

# 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

2 Charles Drive, Cardigan Village Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$532,500

Property Type

House

Suburb

Cardigan Village

Period - From

01/10/2023

to

30/09/2024

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

29/10/2024 09:37



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**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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