

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

7 Monument Boulevard 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

\$975,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Cardigan

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

15 Monument Boulevard Cardigan VIC 3352	\$985,000	22-Jan-19
20 Skye Court Cardigan VIC 3352	\$1,050,000	26-Sep-18
145 Ibis Gardens Court Cardigan VIC 3352	\$975,000	01-Mar-19

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.~~

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15 Monument Boulevard Cardigan VIC 3352

5 2 6

Sold Price

\$985,000

Sold Date

22-Jan-19

Distance

0.14km



20 Skye Court Cardigan VIC 3352

4 2 5

Sold Price

\$1,050,000

Sold Date

26-Sep-18

Distance

1.21km



145 Ibis Gardens Court Cardigan VIC 3352

4 2 4

Sold Price

\$975,000

Sold Date

01-Mar-19

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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