

# 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

12 Harding Grove, 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)

Single price \$440,000

### Median sale price

Median price \$962,500 Property type *House* Suburb Cardigan Village

Period - From 01/09/2024 to 30/11/2024 Source  PropTrack

### 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
23 Harding Grove, Cardigan Village, VIC 3352	\$465,000	19/02/2024
19 Madden Road, Cardigan Village, VIC 3352	\$430,000	12/04/2024
14 Mitchell Drive, Cardigan Village, VIC 3352	\$450,000	29/11/2023

**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: 18/12/2024