

# 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

9 Mcgrath Court, Cardigan Vic 3352

### Indicative selling price

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

Range between \$1,085,000

&

\$1,190,000

### Median sale price

Median price \$1,185,000

Property Type House

Suburb Cardigan

Period - From 29/03/2022

to

28/03/2023

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 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	253 Blind Creek Rd CARDIGAN 3352	\$1,500,000	19/01/2022
2	34 Kuruc Rd CARDIGAN 3352	\$1,200,000	04/05/2022
3	183 Blind Creek Rd CARDIGAN 3352	\$1,100,000	09/10/2021

**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:

29/03/2023 16:02



6 -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 32860 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,085,000 - \$1,190,000

**Median House Price**

29/03/2022 - 28/03/2023: \$1,185,000

## Comparable Properties



**253 Blind Creek Rd CARDIGAN 3352 (VG)**

Agent Comments

4 - -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 19/01/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5860 sqm approx



**34 Kuruc Rd CARDIGAN 3352 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 04/05/2022

**Property Type:** House

**Land Size:** 4232 sqm approx



**183 Blind Creek Rd CARDIGAN 3352 (REI/VG)**

Agent Comments

5 3 7

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 09/10/2021

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx