# 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

3 Maxwell Street, Cardigan Village Vic 3352

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$970,000		&		\$1,050,000			
Median sale price								
Median price	\$545,000	Property Type		Hou	House		Suburb	Cardigan Village
Period - From	13/11/2023	to	12/11/2024		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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	58 Windermere Way CARDIGAN 3352	\$1,020,000	05/10/2024
2	17 Havana St CARDIGAN 3352	\$975,000	12/12/2023
3	27 Diamond Dr CARDIGAN VILLAGE 3352	\$1,080,000	23/05/2023

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 18 months.

This Statement of Information was prepared on:

13/11/2024 12:36









Rooms: 9 Property Type: House Land Size: 4120 sqm approx Agent Comments Indicative Selling Price \$970,000 - \$1,050,000 Median House Price 13/11/2023 - 12/11/2024: \$545,000

# **Comparable Properties**

58 Windermere Way CARDIGAN 3352 (REI) 4 2 6 8 Price: \$1,020,000 Method: Private Sale Date: 05/10/2024 Property Type: House (Res) Land Size: 9990 sqm approx	Agent Comments
17 Havana St CARDIGAN 3352 (REI/VG) 4 2 6 4 Price: \$975,000 Method: Private Sale Date: 12/12/2023 Property Type: House Land Size: 2041 sqm approx	Agent Comments
27 Diamond Dr CARDIGAN VILLAGE 3352 (VG) 3	Agent Comments

## Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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