

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 consumer.vic.gov.au/underquoting

Range between

\$970,000

&

\$1,050,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Cardigan Village

Period - From

13/11/2023

to

12/11/2024

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 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	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



Note: Sizes and dimensions are approximate, actual measurements may vary slightly

4 2 8

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)

[Agent Comments](#)

4 2 8

Price: \$1,020,000
Method: Private Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 9990 sqm approx



17 Havana St CARDIGAN 3352 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$975,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 2041 sqm approx



27 Diamond Dr CARDIGAN VILLAGE 3352 (VG)

[Agent Comments](#)

3 - -

Price: \$1,080,000
Method: Sale
Date: 23/05/2023
Property Type: House (Res)
Land Size: 3045 sqm approx

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