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 6

Indicative Selling Price
 \$765,000 - \$795,000

Rooms:
Property Type: Land
Land Size: 4121 sqm approx
 Agent Comments

This quality John Gleeson built family home is part of a very unique package in the highly sought after area of Blind Creek Road, Cardigan. With over 40sqm under roof there is more than enough room to move without being under each other's feet. Featuring 2700mm square set ceilings, double glazing and hardwood flooring the home is built to accommodate a large family with 4 bedrooms, study and 3 separate abundant living areas it's sure to suit the modern growing family.

Comparable Properties



145 Ibis Gardens Ct CARDIGAN 3352 (REI/VG) Agent Comments

4
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Price: \$880,000
Method: Private Sale
Date: 29/03/2016
Rooms: 7
Property Type: House
Land Size: 4004 sqm approx

201 Blind Creek Rd CARDIGAN 3352 (VG) Agent Comments

4
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Price: \$666,000
Method: Sale
Date: 09/08/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4040 sqm approx



28 Remembrance Dr CARDIGAN 3352 (REI/VG) Agent Comments

4
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Price: \$660,000
Method: Private Sale
Date: 17/01/2017
Rooms: -
Property Type: House
Land Size: 3942 sqm approx

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

169 Blind Creek Road, Cardigan Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$765,000

&

\$795,000

Median sale price

Median price

X

House

X

Suburb or locality

Cardigan

Period - From

to

Source

REIV

Comparable property sales

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
145 Ibis Gardens Ct CARDIGAN 3352	\$880,000	29/03/2016
201 Blind Creek Rd CARDIGAN 3352	\$666,000	09/08/2016
28 Remembrance Dr CARDIGAN 3352	\$660,000	17/01/2017

***When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**