

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

6 Gleno Court, Cardigan Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$875,000

&

\$915,000

Median sale price

Median price \$915,000

Property Type House

Suburb Cardigan

Period - From 17/09/2019

to

16/09/2020

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 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
1	641 Dowling Rd CARDIGAN 3352	\$925,000	31/01/2020
2	122 Remembrance Dr CARDIGAN 3352	\$880,000	01/08/2019
3			

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:

17/09/2020 16:48

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Indicative Selling Price

\$875,000 - \$915,000

Median House Price

17/09/2019 - 16/09/2020: \$915,000



3 2 4

Property Type: House

Land Size: 8656 sqm approx

Agent Comments

Comparable Properties



641 Dowling Rd CARDIGAN 3352 (REI/VG)

Agent Comments

4 2 4

Price: \$925,000

Method: Sale by Tender

Date: 31/01/2020

Property Type: House

Land Size: 41630 sqm approx



122 Remembrance Dr CARDIGAN 3352 (REI/VG)

Agent Comments

5 3 7

Price: \$880,000

Method: Private Sale

Date: 01/08/2019

Property Type: House

Land Size: 8093.72 sqm approx

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.