

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

14 Treetop Drive, Cardigan Vic 3352

Indicative selling price

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

Single price \$260,000

Median sale price*

Median price House Unit Suburb or locality Cardigan

Period - From to Source

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	25 Treetop Dr CARDIGAN 3352	\$271,000	21/03/2017
2	7 Treetop Dr CARDIGAN 3352	\$240,000	05/12/2016
3	15 Treetop Dr CARDIGAN 3352	\$238,000	07/10/2017

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.

* 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 situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 2026 sqm approx

Agent Comments

With the majority of land within this Estate already developed, this block represents a fantastic opportunity to buy within this quality location. Offering a generous 2026sqm, the block has access to all services. Located close to shopping facilities at Lucas, and easy access into town, this block is ready and waiting for your dream home!

Comparable Properties

25 Treetop Dr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$271,000

Method: Private Sale

Date: 21/03/2017

Rooms: -

Property Type: Land

Land Size: 2555 sqm approx



7 Treetop Dr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 05/12/2016

Rooms: -

Property Type: Land

Land Size: 2260 sqm approx



15 Treetop Dr CARDIGAN 3352 (VG)

Agent Comments



Price: \$238,000

Method: Sale

Date: 07/10/2017

Rooms: -

Property Type: Land

Land Size: 2088 sqm approx

