

Phil Hayward 03 5329 2517 0419 107 112

Statement of Information

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Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents A									ct 1980
Prop	erty offer	ed for s	sale								
Addres Including suburb of locality andpostcood			or								
Indio	cative sell	ing pric	ce								
For th	ne meaning	of this p	orice see	consu	mer.vic.gov.	au/und	derquoting				
	Single pric	e \$260,	000								
Med	ian sale p	rice*									
Median price				House		Unit	Unit		o or locality	Cardigan	
Period - From				to	to		Source				
Com	parable p	roperty	/ sales ((*Dele	te A or B b	elow	as applica	able)			
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	fsale
1	25 Treetop Dr CARDIGAN 3352								\$271,000	21/03/2	2017
2	7 Treetop Dr CARDIGAN 3352								\$240,000	05/12/2	2016
3	15 Treetop Dr CARDIGAN 3352								\$238,000	07/10/2	2017
OR											
B *					oresentative kilometres						
		_			_						_

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^{*} 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.

hockingstuart

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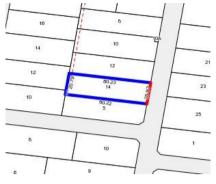
> Indicative Selling Price \$260,000 No median price available

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)

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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)

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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)

🛏 - 👆 - 🛱

Price: \$238,000 Method: Sale Date: 07/10/2017 Rooms: -

Property Type: Land

Land Size: 2088 sqm approx

Agent Comments

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