

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

1/16 Remembrance Drive, Cardigan Village Vic 3352

Indicative selling price

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

Range between

\$ 650,000

&

\$ 680,000

Median sale price*

Median price

Property Type

Suburb

Cardigan Village

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 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	9 Avancer Ct CARDIGAN 3352	\$640,000	27/06/2023
2	14 Centenary St CARDIGAN 3352	\$585,000	18/10/2023
3	3 Parrwang Cr CARDIGAN 3352	\$585,000	15/11/2023

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:

09/10/2024

* 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.

Lisa Horvat
03 5324 2408
0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price
\$590,000 - \$620,000
No median price available



Property Type:
Agent Comments

Comparable Properties

9 Avancer Ct CARDIGAN 3352 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 27/06/2023
Property Type: Land
Land Size: 2496 sqm approx

14 Centenary St CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 18/10/2023
Property Type: Land
Land Size: 1998 sqm approx



3 Parrwang Cr CARDIGAN 3352 (VG)

Agent Comments



Price: \$585,000
Method: Sale
Date: 15/11/2023
Property Type: Land
Land Size: 2048 sqm approx