

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

11 Lancewood St, Cardigan Vic 3352

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$600,000

Property Type

Vacant land

Suburb

Cardigan

Period - From

01/03/2022

to

28/02/2023

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

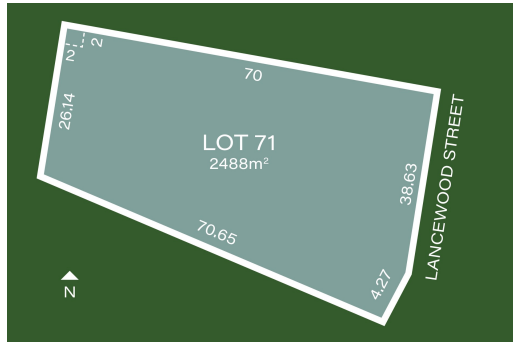
	Address of comparable property	Price	Date of sale
1	7 Avancer Ct CARDIGAN 3352	\$645,000	29/10/2022
2	166 Blind Creek Rd CARDIGAN 3352	\$615,000	15/08/2022
3	4 Centenary St CARDIGAN 3352	\$610,000	04/07/2022

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:

01/03/2023 14:51



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Property Type: Land
Land Size: 2488 sqm approx
Agent Comments

Indicative Selling Price
\$615,000

Median Land Price
01/03/2022 - 28/02/2023: \$600,000

Comparable Properties



7 Avancer Ct CARDIGAN 3352 (REI/VG)

Agent Comments

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Price: \$645,000
Method: Private Sale
Date: 29/10/2022
Property Type: Land (Res)
Land Size: 3083 sqm approx

166 Blind Creek Rd CARDIGAN 3352 (VG)

Agent Comments

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Price: \$615,000
Method: Sale
Date: 15/08/2022
Property Type: Land
Land Size: 2001 sqm approx

4 Centenary St CARDIGAN 3352 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 04/07/2022
Property Type: Land
Land Size: 2000 sqm approx