

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

180 Blind Creek Road Cardigan

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

| Land | Single price | | Lower price | | Higher price |
|---------------------------|--------------|------------------|-------------|---|--------------|
| Lots 1, 2, 26, 27, 28, 47 | | or range between | \$335,000 | & | \$355,000 |
| | | or range between | \$* | & | \$ |
| | | or range between | \$* | & | \$ |
| | | or range between | \$* | & | \$ |
| | | or range between | \$* | & | \$ |
| | | | | | |

Additional entries may be included or attached as required.

Vacant Land median sale price

Median price

\$275,000

Suburb or locality

Cardigan

275

Period - From

15/07/19

To 14/07/20

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Land

E.g. Land

| | Address of comparable unit | Price | Date of sale |
|--|-----------------------------|-----------|--------------|
| | 13 Sierra Dr CARDIGAN 3352 | \$360,000 | 20/11/2019 |
| | 21 Treetop Dr CARDIGAN 3352 | \$350,000 | 20/03/2019 |
| | 4 Vantage Ct CARDIGAN 3352 | \$330,000 | 25/10/2019 |

This Statement of Information was prepared on: 15/07/2020