



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 84 Windermere Way, CARDIGAN VILLAGE 3352

Indicative selling price

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

Single price \$699,000

Median sale price

Median **House** for **CARDIGAN VILLAGE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$860,000

Comparable property sales

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 the most comparable to the property for sale.

5 Maslie Way,
Cardigan 3352

Price \$905,000 Sold 30
September 2019

9 Shortridge Drive,
Lucas 3350

Price \$650,000 Sold 23
August 2019

283 McCartneys Road,
Mitchell Park 3355

Price \$861,500 Sold 26 July
2019

This Statement of Information was prepared on 18th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



Matthew Edwards
PRDnationwide

(03) 5329 4620
0401 728 881

matthewe@prdballarat.com.au



Jacqui Sfetcopoulos
PRDnationwide

(03) 5329 4635
0411 065 339

jacquis@prdballarat.com.au

