

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67B Whites Road, Cardigan Vic 3352

Indicative selling price

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

Range between \$590,000 & \$610,000

Median sale price

Median price \$1,127,500 Property Type House Suburb Cardigan

Period - From 01/01/2024 to 31/12/2024 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	17 Kuruc Rd CARDIGAN 3352	\$560,000	31/01/2025
2	29 Spearwood Rd CARDIGAN 3352	\$620,000	02/09/2024
3	10 Avancer Ct CARDIGAN 3352	\$635,000	07/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$590,000 - \$610,000

Median House Price

Year ending December 2024: \$1,127,500



Property Type:

Agent Comments

Comparable Properties



17 Kuruc Rd CARDIGAN 3352 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 31/01/2025

Property Type: Land

Land Size: 4883 sqm approx



29 Spearwood Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 02/09/2024

Property Type: Land

Land Size: 2000 sqm approx

10 Avancer Ct CARDIGAN 3352 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 07/06/2024

Property Type: Land

Land Size: 2006 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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