

## 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

34 Kuruc Road, Cardigan Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

#### Median sale price\*

Median price House Unit Suburb or locality Cardigan

Period - From to Source

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

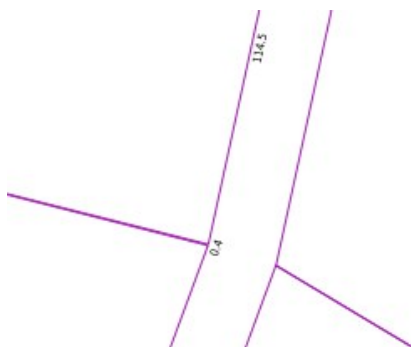
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 17 Worthington Tce LUCAS 3350	\$378,000	29/04/2019
2 6 Kelsall Tce LUCAS 3350	\$370,000	28/05/2019
3 21 Treetop Dr CARDIGAN 3352	\$350,000	20/03/2019

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 eighteen months.

\* 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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 23770 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000  
**No median price available**

## Comparable Properties



**17 Worthington Tce LUCAS 3350 (VG)**

**Agent Comments**



**Price:** \$378,000  
**Method:** Sale  
**Date:** 29/04/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1019 sqm approx



**6 Kelsall Tce LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 28/05/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1107 sqm approx



**21 Treetop Dr CARDIGAN 3352 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 20/03/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 2001 sqm approx