

## 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 and  
postcode

9 MCGRATH TERRACE CARDIGAN VIC 3352

### Indicative selling price

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

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Land

Suburb

Cardigan

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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

24 SEGRAVE STREET CARDIGAN VIC 3352	\$490,000	13-Mar-24
14 FISHWICK CRESCENT CARDIGAN VIC 3352	\$540,000	15-May-24
3 PARRWANG CRESCENT CARDIGAN VIC 3352	\$585,000	15-Nov-23

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: 14 August 2024

# McGrath

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## 24 SEGRAVE STREET CARDIGAN VIC 3352

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Sold Price **\$490,000** Sold Date **13-Mar-24**

Distance **4.28km**



## 14 FISHWICK CRESCENT CARDIGAN VIC 3352

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Sold Price **\$540,000** Sold Date **15-May-24**

Distance **4.2km**



## 3 PARRWANG CRESCENT CARDIGAN VIC 3352

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Sold Price **\$585,000** Sold Date **15-Nov-23**

Distance **1.49km**

RS = Recent sale      UN = Undisclosed Sale

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