

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

8 Vantage Court Cardigan VIC 3352

Indicative selling price

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

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Cardigan

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|--|-------------|-----------|
| 13 Skye Court Cardigan VIC 3352 | \$1,125,000 | 22-Jun-20 |
| 7 Monument Boulevard Cardigan VIC 3352 | \$950,000 | 09-Apr-20 |
| 6 Gleno Court Cardigan VIC 3352 | \$900,000 | 25-Sep-20 |

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: 26 April 2021



13 Skye Court Cardigan VIC 3352

Sold Price

\$1,125,000

Sold Date

22-Jun-20

 5  2  3

Distance

0.95km



7 Monument Boulevard Cardigan VIC 3352

Sold Price

\$950,000

Sold Date

09-Apr-20

 4  2  4

Distance

0.18km



6 Gleno Court Cardigan VIC 3352

Sold Price

\$900,000

Sold Date

25-Sep-20

 5  2  6

Distance

1.02km



95 Launchley Drive Cardigan VIC 3352

Sold Price

\$822,000

Sold Date

15-Nov-19

 4  2  2

Distance

0.46km



310 Blind Creek Road Cardigan VIC 3352

Sold Price

\$750,000

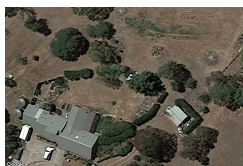
Sold Date

24-Jan-12

 4  2  2

Distance

0.53km



302 Blind Creek Road Cardigan VIC 3352

Sold Price

\$420,000

Sold Date

18-Jun-11

 4  2  2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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