

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

Lot 106/4 Mcgrath Court, Cardigan Vic 3352

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$625,000

Property Type Vacant land

Suburb Cardigan

Period - From 13/02/2023

to 12/02/2024

Source REIV

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	24 Furness Dr CARDIGAN 3352	\$430,000	15/09/2023
2			
3			

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.~~

This Statement of Information was prepared on:

13/02/2024 09:28

Lot 106/4 McGrath Court, Cardigan Vic 3352

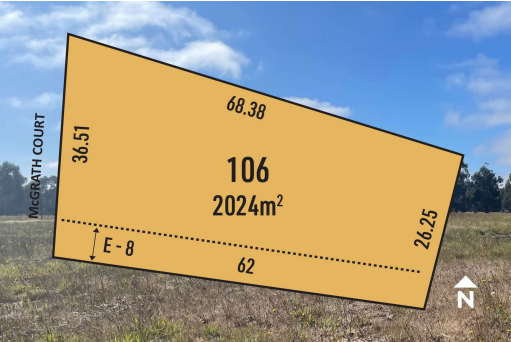


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Indicative Selling Price
\$395,000

Median Land Price

13/02/2023 - 12/02/2024: \$625,000



Property Type:
Agent Comments

Comparable Properties



24 Furness Dr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 15/09/2023
Property Type: Land (Res)
Land Size: 2141 sqm approx

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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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