# Statement of Information Single residential property located outside the Melbourne metropolitan area

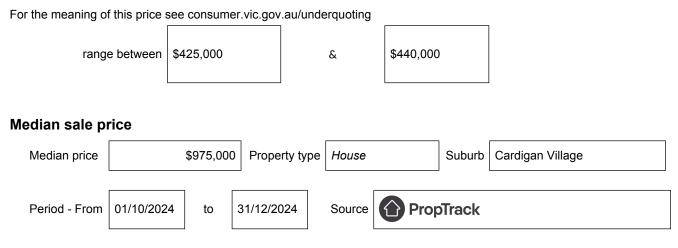
#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

12 Harding Grove, Cardigan Village, Vic 3352

### Indicative selling price



## 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
23 Harding Grove, Cardigan Village, VIC 3352	\$465,000	19/02/2024
19 Madden Road, Cardigan Village, VIC 3352	\$430,000	12/04/2024
14 Mitchell Drive, Cardigan Village, VIC 3352	\$450,000	29/11/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 23/01/2025

