Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 Remembrance Drive, Cardigan Vic 3352
4 I

Indicative selling price

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

Range between	\$650,000	&	\$680,000

Median sale price

Median price	\$546,250	Pro	perty Type	Vacant	t land		Suburb	Cardigan
Period - From	01/04/2024	to	31/03/2025		Soi	urce	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	29 Spearwood Rd CARDIGAN 3352	\$620,000	02/09/2024
2	31 Spearwood Rd CARDIGAN 3352	\$620,000	10/08/2024
3	10 Avancer Ct CARDIGAN 3352	\$635,000	07/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	01/04/2025 14:02





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> **Indicative Selling Price** \$650,000 - \$680,000 **Median Land Price**

01/04/2024 - 31/03/2025: \$546,250



Map Ther © OpenStreetMap contributors



Comparable Properties



29 Spearwood Rd CARDIGAN 3352 (REI/VG)

Price: \$620,000 Method: Private Sale Date: 02/09/2024 Property Type: Land

Land Size: 2000 sqm approx

Agent Comments

31 Spearwood Rd CARDIGAN 3352 (VG)

Agent Comments

Price: \$620,000 Method: Sale Date: 10/08/2024 Property Type: Land

Land Size: 2000 sqm approx

10 Avancer Ct CARDIGAN 3352 (VG)



Agent Comments

Method: Sale Date: 07/06/2024 Property Type: Land Land Size: 2006 sqm approx

Price: \$635,000

Account - Ballarat Property Agents | P: 03 5324 2408





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