

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16a Remembrance Drive, Cardigan Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$660,000

### Median sale price

Median price \$546,250 Property Type Vacant land Suburb Cardigan

Period - From 01/04/2024 to 31/03/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/04/2025 14:23

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**Indicative Selling Price**

\$650,000 - \$660,000

**Median Land Price**

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



**Property Type:**  
**Agent Comments**

## Comparable Properties



**29 Spearwood Rd CARDIGAN 3352 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Land  
**Land Size:** 2000 sqm approx

**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**



**Price:** \$635,000  
**Method:** Sale  
**Date:** 07/06/2024  
**Property Type:** Land  
**Land Size:** 2006 sqm approx