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	18 Remembrance Drive, Cardigan Vic 3352
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$590,000	&	\$620,000
-			

Median sale price

Median price \$546,250	Pro	pperty 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 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

1	5b Gleno Ct CARDIGAN 3352	\$569,000	04/03/2025
2	29 Spearwood Rd CARDIGAN 3352	\$620,000	02/09/2024
3	31 Spearwood Rd CARDIGAN 3352	\$620,000	10/08/2024

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:	01/04/2025 13:45



Date of sale



Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> **Indicative Selling Price** \$590,000 - \$620,000 **Median Land Price** 01/04/2024 - 31/03/2025: \$546,250

PROPERTY AGENTS





Comparable Properties



5b Gleno Ct CARDIGAN 3352 (REI)





Price: \$569,000 Method: Private Sale Date: 04/03/2025 Property Type: Land

Land Size: 3125 sqm approx

Agent Comments



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)



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

Land Size: 2000 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

REI\

propertydata

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