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	\$570,000	&	\$590,000
Range between	\$570,000	&	\$590,000

Median sale price

Median price	\$548,750	Pro	perty Type	Vacant land		Suburb	Cardigan
Period - From	04/09/2024	to	03/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	5b Gleno Ct CARDIGAN 3352	\$569,000	04/03/2025
2	31 Spearwood Rd CARDIGAN 3352	\$620,000	10/08/2024
3	6 Parrwang Cr CARDIGAN 3352	\$590,000	18/07/2025

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.

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Indicative Selling Price \$570,000 - \$590,000 **Median Land Price** 04/09/2024 - 03/09/2025: \$548,750





Comparable Properties

5b Gleno Ct CARDIGAN 3352 (REI)

Agent Comments

Price: \$569,000 Method:

Date: 04/03/2025 Property Type: Land

31 Spearwood Rd CARDIGAN 3352 (REI)



Agent Comments

Agent Comments

Price: \$620,000 Method:

Date: 10/08/2024 Property Type: Land

6 Parrwang Cr CARDIGAN 3352 (REI)





Price: \$590,000 Method: Private Sale Date: 18/07/2025 Property Type: Land

Land Size: 2002 sqm approx





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