

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

1B GLENO COURT CARDIGAN VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,750

Property type

Land

Suburb

Cardigan

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

Date of sale

6 GLENO COURT CARDIGAN VIC 3352	\$520,000	11-Sep-24
10 MCGRATH COURT CARDIGAN VIC 3352	\$480,000	05-Sep-24
28 SPEARWOOD ROAD CARDIGAN VIC 3352	\$565,000	26-Jun-24

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: 14 October 2024

McGrath

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6 GLENO COURT CARDIGAN VIC 3352

Sold Price

^{RS} \$520,000

Sold Date

11-Sep-24



-



-



-

Distance

0.02km



10 MCGRATH COURT CARDIGAN VIC 3352

Sold Price

^{RS} \$480,000

Sold Date

05-Sep-24



4



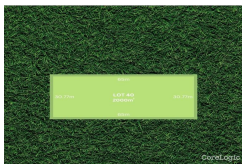
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1

Distance

0.89km



28 SPEARWOOD ROAD CARDIGAN VIC 3352

Sold Price

\$565,000

Sold Date

26-Jun-24



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Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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