

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 or
locality and postcode

5 Kuruc Road, Cardigan Vic 3352

Indicative selling price

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

Single price

\$549,500

Median sale price

Median price

\$545,000

Property Type

Vacant land

Suburb

Cardigan

Period - From

22/03/2024

to

21/03/2025

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 | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 5b Gleno Ct CARDIGAN 3352 | \$569,000 | 04/03/2025 |
| 2 | 4 Centenary St CARDIGAN 3352 | \$555,000 | 03/03/2025 |
| 3 | 29 Spearwood Rd CARDIGAN 3352 | \$620,000 | 02/09/2024 |

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:

22/03/2025 09:22

5 Kuruc Road, Cardigan Vic 3352



Scott Petrie

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Indicative Selling Price

\$549,500

Median Land Price

22/03/2024 - 21/03/2025: \$545,000



Property Type:

Land Size: 3235 sqm approx

Agent Comments

Comparable Properties



5b Gleno Ct CARDIGAN 3352 (REI)

Agent Comments



Price: \$569,000

Method: Private Sale

Date: 04/03/2025

Property Type: Land

Land Size: 3125 sqm approx



4 Centenary St CARDIGAN 3352 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 03/03/2025

Property Type: Land

Land Size: 2000 sqm approx



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

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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