

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

5C 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Land

Suburb

Cardigan

Period-from

01 Jul 2024

to

30 Jun 2025

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

5B GLENO COURT CARDIGAN VIC 3352	\$569,000	17-Feb-25
17 KURUC ROAD CARDIGAN VIC 3352	\$560,000	01-Nov-24
31 SPEARWOOD ROAD CARDIGAN VIC 3352	\$620,000	10-Aug-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: 15 July 2025

McGrath

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5B GLENO COURT CARDIGAN VIC 3352

Sold Price

\$569,000

Sold Date

17-Feb-25



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Distance

0.08km



17 KURUC ROAD CARDIGAN VIC 3352

Sold Price

\$560,000

Sold Date

01-Nov-24



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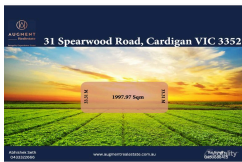
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Distance

0.74km



31 SPEARWOOD ROAD CARDIGAN VIC 3352

Sold Price

\$620,000

Sold Date

10-Aug-24



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Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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