

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 McGrath Tce, Cardigan Vic 3352

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$545,000

Property Type

Vacant land

Suburb

Cardigan

Period - From

18/03/2024

to

17/03/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Centenary St CARDIGAN 3352	\$555,000	03/03/2025
2	13 Parrwang Cr CARDIGAN 3352	\$560,000	28/10/2024
3	8 Spearwood Rd CARDIGAN 3352	\$555,000	08/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2025 16:34



Property Type: Land
Agent Comments

Indicative Selling Price
\$525,000
Median Land Price
18/03/2024 - 17/03/2025: \$545,000

Comparable Properties



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



13 Parrwang Cr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 28/10/2024
Property Type: Land
Land Size: 2015 sqm approx

8 Spearwood Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 08/10/2024
Property Type: Land (Res)
Land Size: 2028 sqm approx