

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 547 Remembrance Drive, Cardigan Vic 3352

Indicative selling price

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

Range between \$730,000 & \$750,000

Median sale price*

Median price House Unit Suburb or locality Cardigan

Period - From to Source

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 eighteen 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 | 201 Blind Creek Rd CARDIGAN 3352 | \$765,000 | 27/10/2017 |
| 2 | 183 Blind Creek Rd CARDIGAN 3352 | \$755,000 | 26/02/2018 |
| 3 | 365 Dowling Rd MITCHELL PARK 3355 | \$725,000 | 16/08/2017 |

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 eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

547 Remembrance Drive, Cardigan Vic 3352



4 2 14

Rooms: 8
Property Type: House
Land Size: 22258 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$730,000 - \$750,000
No median price available

Comparable Properties



201 Blind Creek Rd CARDIGAN 3352 (VG)

[Agent Comments](#)

4 - -

Price: \$765,000
Method: Sale
Date: 27/10/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4040 sqm approx



183 Blind Creek Rd CARDIGAN 3352 (REI/VG)

[Agent Comments](#)

5 3 7

Price: \$755,000
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 4000 sqm approx

365 Dowling Rd MITCHELL PARK 3355 (VG)

[Agent Comments](#)

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Price: \$725,000
Method: Sale
Date: 16/08/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 39300 sqm approx