

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

274 Blind Creek Road, Cardigan Vic 3352

Indicative selling price

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

Range between

\$599,000

&

\$629,000

Median sale price

Median price

House

Unit

Suburb or locality

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 | 525 Dowling Rd CARDIGAN 3352 | \$615,000 | 14/10/2016 |
| 2 | 117 Crown And Sceptre Rd CARDIGAN 3352 | \$607,500 | 01/08/2016 |
| 3 | 174 Remembrance Dr CARDIGAN 3352 | \$585,000 | 03/06/2016 |

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$599,000 - \$629,000

Comparable Properties



525 Dowling Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 14/10/2016
Rooms: 4
Property Type: House (Res)
Land Size: 40540 sqm approx



117 Crown And Sceptre Rd CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$607,500
Method: Private Sale
Date: 01/08/2016
Rooms: 5
Property Type: House
Land Size: 40468 sqm approx



174 Remembrance Dr CARDIGAN 3352 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 03/06/2016
Rooms: 5
Property Type: House
Land Size: 8000 sqm approx