

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**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	10 Maxwell St CARDIGAN VILLAGE 3352	\$540,000	22/05/2017
2	45 Madden Rd CARDIGAN VILLAGE 3352	\$510,000	28/06/2017
3	46 Windermere Way CARDIGAN VILLAGE 3352	\$500,000	18/05/2017

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.



**Rooms:**  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4506 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$495,000 - \$525,000

## Comparable Properties



**10 Maxwell St CARDIGAN VILLAGE 3352 (REI/VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 22/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1423 sqm approx



**45 Madden Rd CARDIGAN VILLAGE 3352 (REI)** Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 28/06/2017  
**Rooms:** -  
**Property Type:** Misc Improvements Rural (no dwelling)



**46 Windermere Way CARDIGAN VILLAGE 3352 (REI/VG)**

Agent Comments



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 18/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 2498 sqm approx