

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Ad Including sub locality andpos	urb or	Maxwell S	Street, Car	digan V	'illage	Vic 3352		
Indicative sellir	ng price							
For the meaning of	of this pric	ce see cor	nsumer.vic	.gov.au	ı/unde	erquoting		
Range between	\$495,00	0	&		\$52	25,000		
Median sale pri	ice							
Median price		Ho	ouse	ı	Unit		Suburb or locality	Cardigan Village
Period - From		to				Source	REIV	

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

	,		
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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





Price

Date of sale

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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) **-**3

Price: \$540,000 Method: Private Sale Date: 22/05/2017

Rooms: -

Property Type: House (Res) Land Size: 1423 sqm approx **Agent Comments**



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)

Price: \$500,000 Method: Private Sale Date: 18/05/2017 Rooms: 7

Property Type: House (Res)

Land Size: 2498 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments