

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

41 Ochiltree Court, Cardigan Vic 3352

Indicative selling price

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

Single price \$850,000

Median sale price

Median price

House

Unit

Suburb or locality

Period - From

to

Source

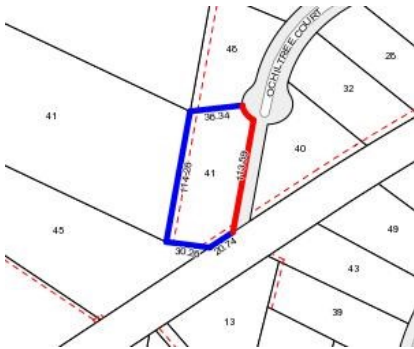
Comparable property sales (*Delete A or B below as applicable)

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	101 Ibis Gardens Ct CARDIGAN 3352	\$950,000	13/12/2016
2	73 Ibis Gardens Ct CARDIGAN 3352	\$837,500	27/07/2017
3	1786 Sturt St ALFREDTON 3350	\$795,000	08/03/2017

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: 5257 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000

Comparable Properties



101 Ibis Gardens Ct CARDIGAN 3352 (REI/VG) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 13/12/2016
Rooms: -
Property Type: House
Land Size: 4092 sqm approx



73 Ibis Gardens Ct CARDIGAN 3352 (REI) Agent Comments



Price: \$837,500
Method: Private Sale
Date: 27/07/2017
Rooms: 6
Property Type: House
Land Size: 4009 sqm approx



1786 Sturt St ALFREDTON 3350 (REI/VG) Agent Comments



Price: \$795,000
Method: Private Sale
Date: 08/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx