

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

17 Monument Blvd, Cardigan Vic 3352

Indicative selling price

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

Single price \$275,000

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	Lot 2/107 Launchley Dr CARDIGAN 3352	\$340,000	30/06/2017
2	34 Monument Blvd CARDIGAN 3352	\$260,000	14/02/2017
3	Lot 43/252 Blind Creek Rd CARDIGAN 3352	\$240,000	06/10/2016

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: Land
Land Size: 2136 sqm approx
Agent Comments

Indicative Selling Price
\$275,000

Comparable Properties



Lot 2/107 Launchley Dr CARDIGAN 3352 (REI) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 30/06/2017
Rooms: -
Property Type: Land
Land Size: 4000 sqm approx

34 Monument Blvd CARDIGAN 3352 (VG) Agent Comments



Price: \$260,000
Method: Sale
Date: 14/02/2017
Rooms: -
Property Type: Land
Land Size: 2825 sqm approx



Lot 43/252 Blind Creek Rd CARDIGAN 3352 (REI) Agent Comments



Price: \$240,000
Method: Private Sale
Date: 06/10/2016
Rooms: -
Property Type: Land
Land Size: 2094 sqm approx