

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	17 Monument Blvd, Cardigan Vic 3352
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price	\$275,000
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#### Median sale price

Median price	House	Unit		Suburb or locality	Cardigan
Period - From	to		Source	REIV	

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

Α\* 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.

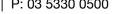
#### Address of comparable property

1	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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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Date of sale





Price





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

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**Price:** \$340,000 **Method:** Private Sale **Date:** 30/06/2017

Rooms: -

Property Type: Land

Land Size: 4000 sqm approx

Agent Comments

**Agent Comments** 

34 Monument Blvd CARDIGAN 3352 (VG)

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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)

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Price: \$240,000 Method: Private Sale Date: 06/10/2016

Rooms: -

Property Type: Land

Land Size: 2094 sqm approx

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