# 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

25 Diamond Drive, Cardigan Village Vic 3352

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$800,000	&	\$880,000	]			
Median sale price*							
Median price		Property Type	Su	burb Cardigan Village			
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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4 Herbert St CARDIGAN 3352	\$980,000	18/09/2023
2	17 Havana St CARDIGAN 3352	\$975,000	12/12/2023
3	3 Alistair St CARDIGAN VILLAGE 3352	\$875,000	17/04/2023

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 18 months.

This Statement of Information was prepared on:

01/06/2024 15:02

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



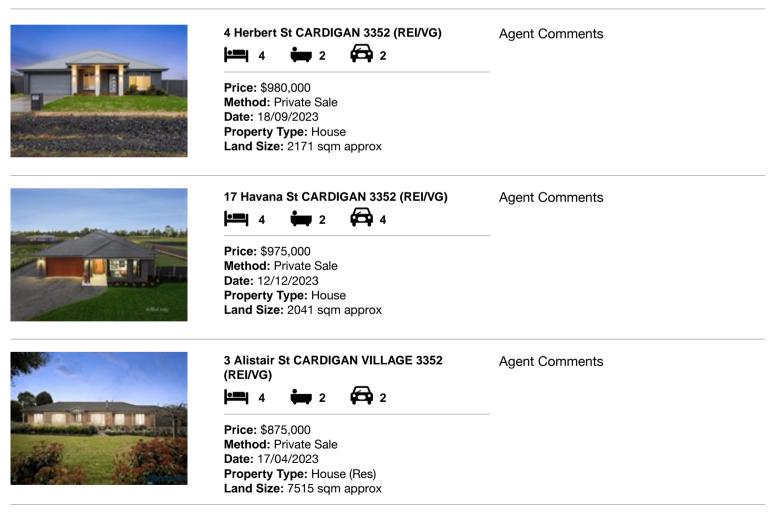






Property Type: House Land Size: 3033 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 No median price available

# **Comparable Properties**



# Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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