

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 between \$800,000 & \$880,000

Median sale price*

Median price Property Type Suburb 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.

	Address 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.



 4  2  5

Property Type: House
Land Size: 3033 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
No median price available

Comparable Properties



4 Herbert St CARDIGAN 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$980,000
Method: Private Sale
Date: 18/09/2023
Property Type: House
Land Size: 2171 sqm approx



17 Havana St CARDIGAN 3352 (REI/VG)

Agent Comments

 4  2  4

Price: \$975,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 2041 sqm approx



3 Alistair St CARDIGAN VILLAGE 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$875,000
Method: Private Sale
Date: 17/04/2023
Property Type: House (Res)
Land Size: 7515 sqm approx

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