

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Lots 104, 106, 109, 114, 115, 119 - 121 & 128 at Remembrance Drive, Cardigan 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

#### Unit type or class

e.g. One bedroom units

|  | Single price |                  | Lower price |   | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Vacant Land (Group A)<br>Lots 104, 106, 109, 114 & 119 - 121 |              | or range between | \$539,000   | & | \$592,500    |
| Vacant Land (Group B)<br>Lot 115 & 128                       |              | or range between | \$600,000   | & | \$660,000    |
|  |              | or range between |             | & |              |
|  |              | or range between |             |   |              |

Additional entries may be included or attached as required.

### House median sale price

Median price \$1,413,000.00

Suburb or locality Cardigan, VIC 3352

Period - From Jun 2022

To May 2023

Source Realestate.com.au

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

**A\*** These are the three properties sold within five kilometers 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 |
|--|-----------|--------------|
| 5 Parwang Crescent, Cardigan, VIC 3352 | \$620,000 | 02/03/2023   |
| 10 Wallowa Road, Cardigan, VIC 3352    | \$600,000 | 21/02/2023   |
| 20 Centenary Drive, Cardigan, VIC 3352 | \$600,000 | 21/11/2022   |

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometers of the unit for sale in the last 18 months.~~

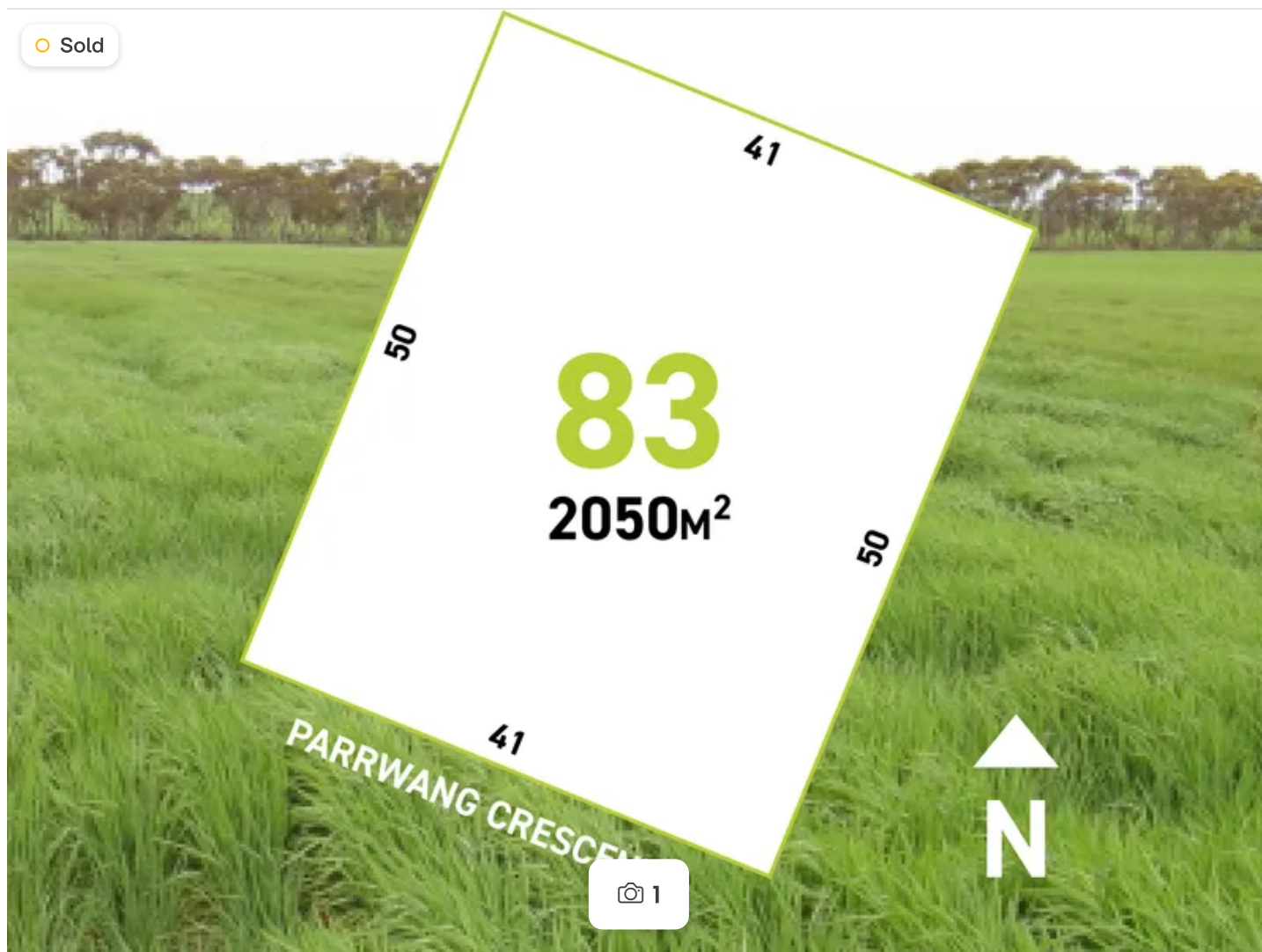
This Statement of Information was prepared on:

16/06/2023

[← Back to results](#)

Sold > VIC > Cardigan > 5 Parwang Crescent

 Sold



## 5 Parwang Crescent, Cardigan, Vic 3352



 2,050m² Residential Land

**\$620,000**

Sold on 02 Mar 2023

Looking to buy a place like this?

 [Estimate repayments](#)

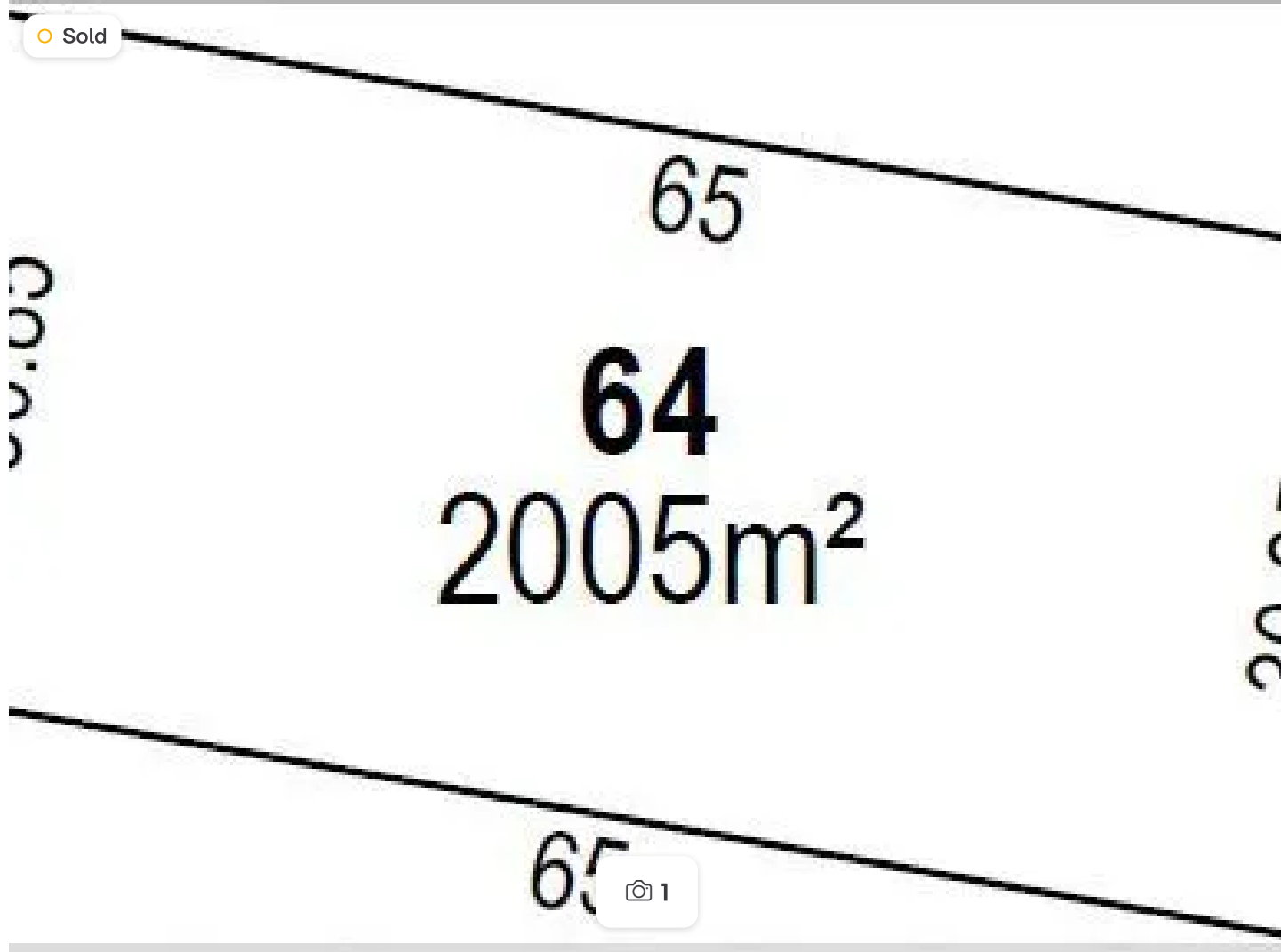
Refinancing could save you thousands

[Learn more](#) 



[← Back to results](#)

Sold > VIC > Cardigan > 10 Wallowa Road



## 10 Wallowa Road, Cardigan, Vic 3352



 2,005m² Residential Land

**\$600,000**

Sold on 21 Feb 2023

Looking to buy a place like this?

 [Estimate repayments](#)

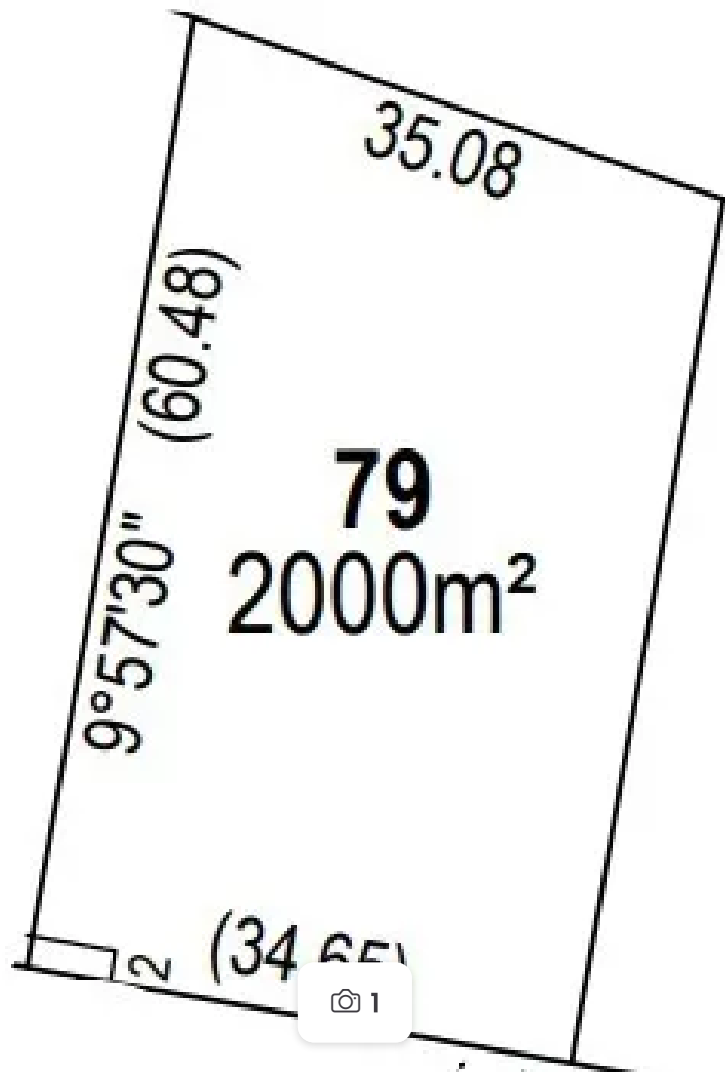
Refinancing could save you thousands

[Learn more](#) 



[← Back to results](#)   Sold > VIC > Cardigan > 20 Centenary Drive

 Sold



## 20 Centenary Drive, Cardigan, Vic 3352



 2,000m<sup>2</sup> Residential Land

**\$600,000**

Sold on 21 Nov 2022

[Property History](#) 

Looking to buy a place like this?

 [Estimate repayments](#)

Refinancing could save you thousands

[Learn more](#) 