

# 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, 107, 109, 110, 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) Lots 104, 106, 107, 109, 110, 114 & 119 - 121		or range between	\$510,000		\$560,000
Vacant Land (Group B) Lot 115 & 128		or range between	\$585,000		\$620,000
		or range between			
		or range between			

Additional entries may be included or attached as required.

### House median sale price

Median price: \$1,140,000.00 Suburb or locality: Cardigan, VIC 3352  
 Period - From: Jan 2023 To: Dec 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.

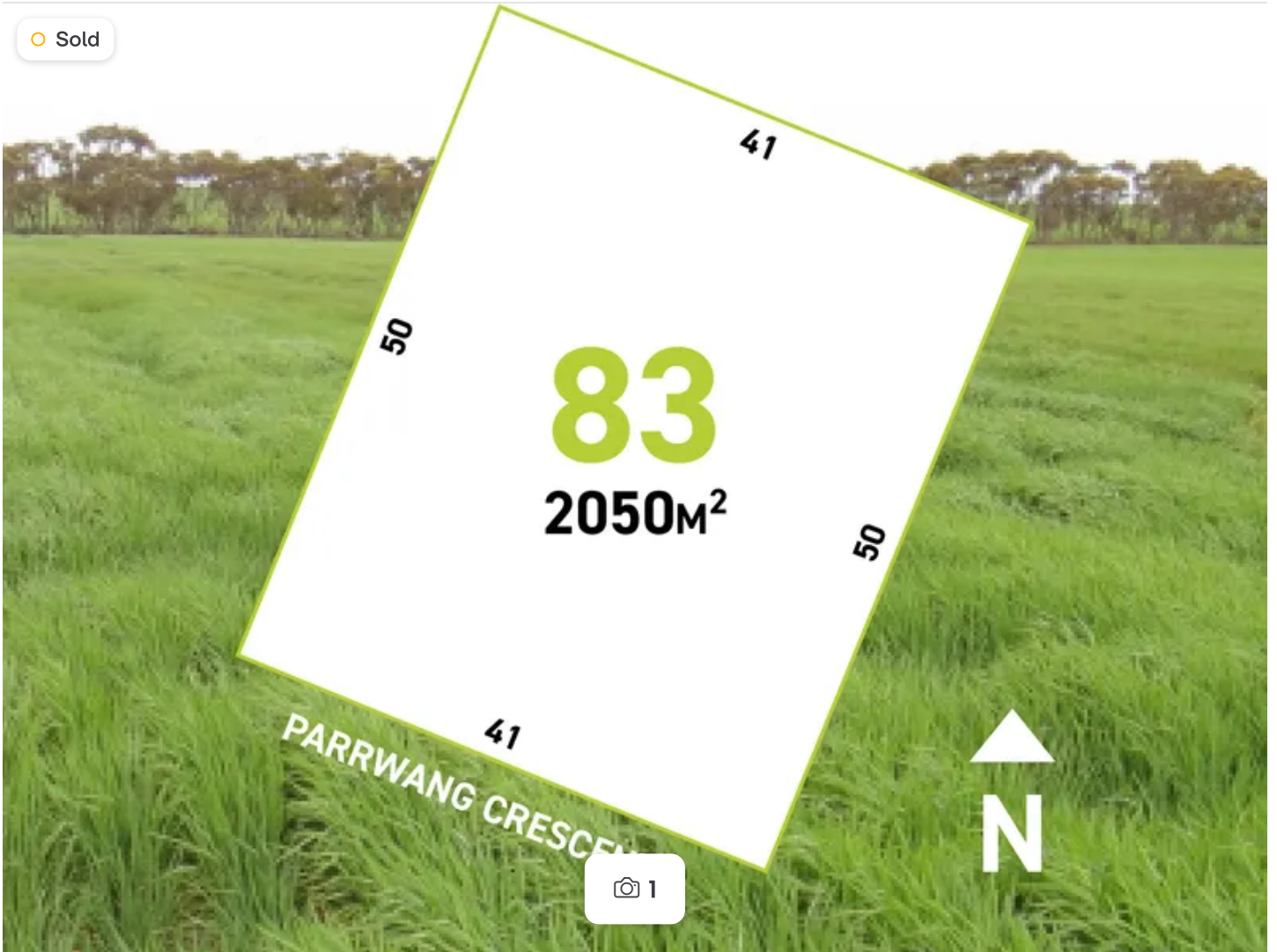
Address of comparable property	Price	Date of sale
5 Parwang Crescent, Cardigan, VIC 3352	\$620,000	02/03/2023
10 Wallowa Road, Cardigan, VIC 3352	\$600,000	21/02/2023
20 Centenary Drive, Cardigan, VIC 3352	\$600,000	21/11/2022

**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: 01/02/2024

← Back to results Sold > VIC > Cardigan > 5 Parwang Crescent

Sold



5 Parwang Crescent, Cardigan, Vic 3352



2,050m<sup>2</sup> Residential Land

\$620,000

Sold on 02 Mar 2023

Looking to buy a place like this?

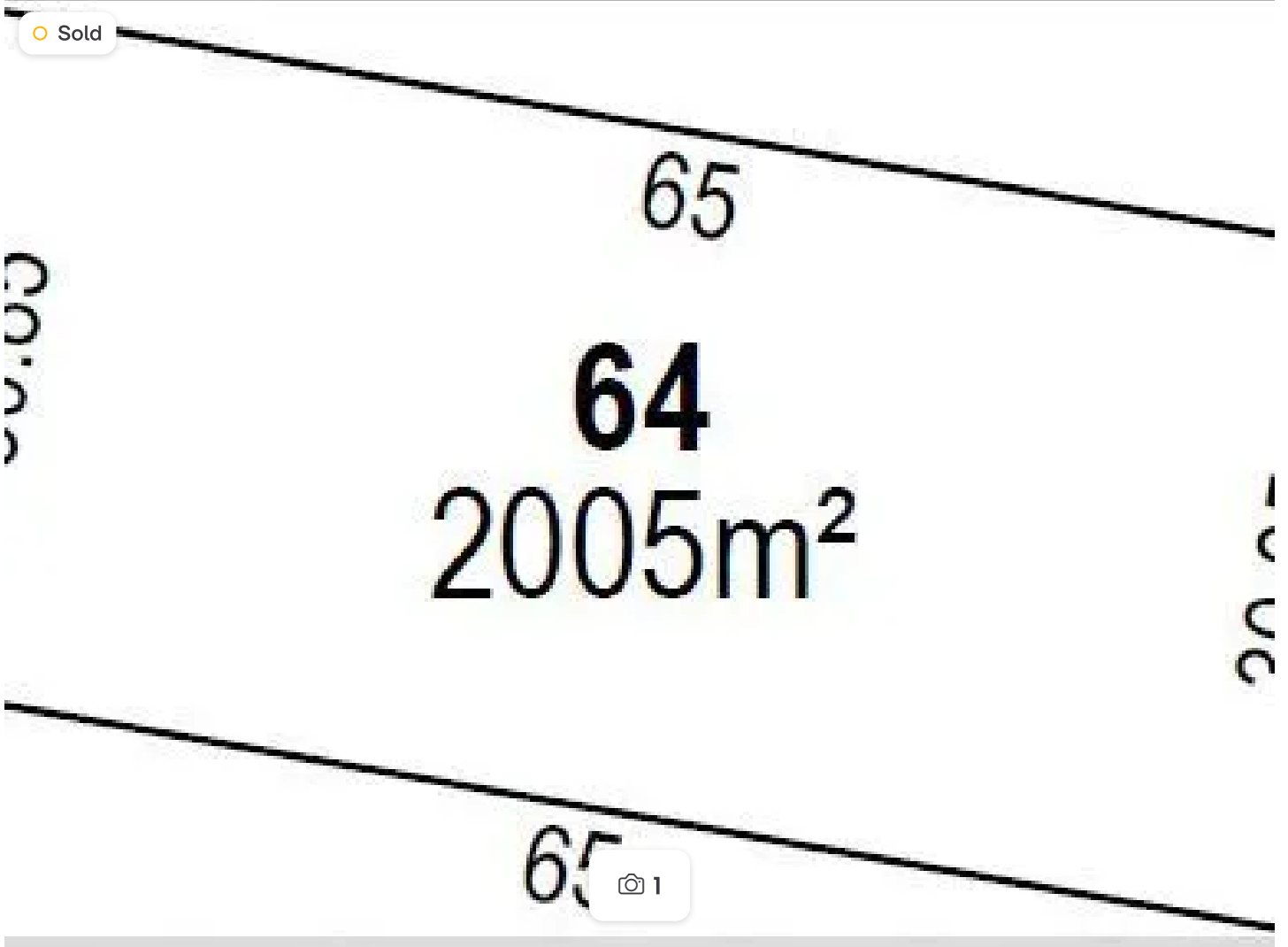
[Estimate repayments](#)

Refinancing could save you thousands

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← Back to results Sold > VIC > Cardigan > 10 Wallowa Road



10 Wallowa Road, Cardigan, Vic 3352



2,005m<sup>2</sup> Residential Land

\$600,000

Sold on 21 Feb 2023

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[Estimate repayments](#)

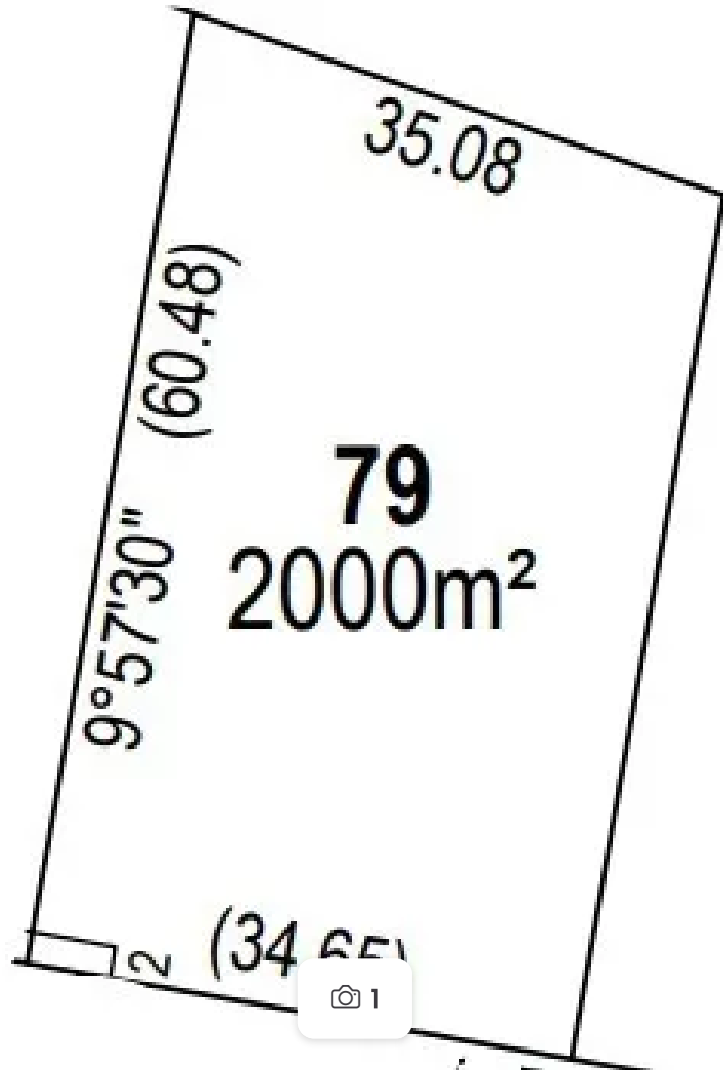
Refinancing could save you thousands

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[← 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](#)

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