

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

14 Mitchell Drive, Cardigan Village Vic 3352
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Indicative selling price

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

Range between

\$455,000

 &

\$499,000

Median sale price

Median price

\$977,500

 Property Type

House

 Suburb

Cardigan Village

Period - From

14/08/2022

 to

13/08/2023

 Source

REIV

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 eighteen 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	27 Harding Gr CARDIGAN VILLAGE 3352	\$520,000	04/04/2023
2	6 Harding Gr CARDIGAN VILLAGE 3352	\$500,000	21/03/2023
3			

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.

This Statement of Information was prepared on:

14/08/2023 15:26



3 1 4

Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$455,000 - \$499,000
Median House Price
14/08/2022 - 13/08/2023: \$977,500

Comparable Properties



27 Harding Gr CARDIGAN VILLAGE 3352
(REI/VG)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 750 sqm approx



6 Harding Gr CARDIGAN VILLAGE 3352
(REI/VG)

Agent Comments

3 1 6

Price: \$500,000
Method: Private Sale
Date: 21/03/2023
Property Type: House (Res)
Land Size: 630 sqm approx

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.

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