

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 25 Diamond Drive, Cardigan Village Vic 3352
Including suburb or locality and postcode

Indicative selling price

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

Range between \$895,000 & \$950,000

Median sale price

Median price \$515,000 Property Type House Suburb Cardigan Village

Period - From 21/05/2023 to 20/05/2024 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 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	27 Diamond Dr CARDIGAN VILLAGE 3352	\$1,080,000	23/05/2023
2	29 Maxwell St CARDIGAN 3352	\$965,000	26/05/2023
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: 21/05/2024 17:42