

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 and
postcode

29 SPEARWOOD ROAD CARDIGAN VIC 3352

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Land

Suburb

Cardigan

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

4 CENTENARY STREET CARDIGAN VIC 3352	\$610,000	04-Jul-22
15 SPEARWOOD ROAD CARDIGAN VIC 3352	\$592,500	11-Aug-22
10 WALLOWA ROAD CARDIGAN VIC 3352	\$600,000	24-Jan-23

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: 03 October 2023


**4 CENTENARY STREET CARDIGAN
VIC 3352**

Sold Price

\$610,000

Sold Date

04-Jul-22


Distance

0.12km

**15 SPEARWOOD ROAD CARDIGAN
VIC 3352**

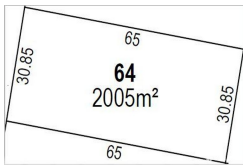
Sold Price

\$592,500

Sold Date

11-Aug-22


Distance

0.23km

**10 WALLOWA ROAD CARDIGAN
VIC 3352**

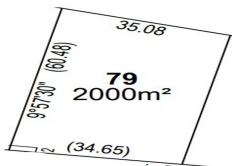
Sold Price

\$600,000

Sold Date

24-Jan-23


Distance

0.23km

**20 CENTENARY STREET
CARDIGAN VIC 3352**

Sold Price

Sold Date

14-Nov-22


Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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