

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

10 Spearwood Road, Cardigan Vic 3352

Indicative selling price

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

Range between \$565,000 & \$580,000

Median sale price

Median price \$632,500 Property Type Vacant land Suburb Cardigan

Period - From 27/03/2023 to 26/03/2024 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	11 Lancewood St CARDIGAN 3352	\$597,500	10/06/2023
2	14 Centenary St CARDIGAN 3352	\$585,000	18/10/2023
3	3 Parrwang Cr CARDIGAN 3352	\$585,000	15/11/2023

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:

27/03/2024 14:22



Property Type: Land
Land Size: 2099 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$580,000
Median Land Price
27/03/2023 - 26/03/2024: \$632,500

Comparable Properties



11 Lancewood St CARDIGAN 3352 (REI/VG) **Agent Comments**



Price: \$597,500
Method: Private Sale
Date: 10/06/2023
Property Type: Land
Land Size: 2488 sqm approx



14 Centenary St CARDIGAN 3352 (REI/VG) **Agent Comments**



Price: \$585,000
Method: Private Sale
Date: 18/10/2023
Property Type: Land
Land Size: 1998 sqm approx

3 Parrwang Cr CARDIGAN 3352 (VG) **Agent Comments**



Price: \$585,000
Method: Sale
Date: 15/11/2023
Property Type: Land
Land Size: 2048 sqm approx