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 Remembrance Drive, Cardigan Vic 3352

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $546,250 Property Type Vacant land Suburb Cardigan

Period - From 01/04/2024 to 31/03/2025 Source Property Data

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	29 Spearwood Rd CARDIGAN 3352	$620,000	02/09/2024
2	31 Spearwood Rd CARDIGAN 3352	$620,000	10/08/2024
3	10 Avancer Ct CARDIGAN 3352	$635,000	07/06/2024

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: 01/04/2025 14:02

14 Remembrance Drive, Cardigan Vic 3352

Lisa Horvat
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Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median Land Price
01/04/2024 - 31/03/2025: $546,250

Comparable Properties



29 Spearwood Rd CARDIGAN 3352 (REI/VG)
- - -

Agent Comments

Price: $620,000
Method: Private Sale
Date: 02/09/2024
Property Type: Land
Land Size: 2000 sqm approx

31 Spearwood Rd CARDIGAN 3352 (VG)
- - -

Agent Comments

Price: $620,000
Method: Sale
Date: 10/08/2024
Property Type: Land
Land Size: 2000 sqm approx

10 Avancer Ct CARDIGAN 3352 (VG)
- - -

Agent Comments

Price: $635,000
Method: Sale
Date: 07/06/2024
Property Type: Land
Land Size: 2006 sqm approx

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