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	6 Parrwang Crescent, Cardigan Vic 3352

Indicative selling price

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

Range between $580,000 & $600,000

Median sale price

Median price $622,500 Property Type Vacant land Suburb Cardigan

Period - From 21/08/2022 to 20/08/2023 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 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	5 Parrwang Cr CARDIGAN 3352	$620,000	02/03/2023
2	166 Blind Creek Rd CARDIGAN 3352	$615,000	15/08/2022
3	10 Wallowa Rd CARDIGAN 3352	$600,000	24/01/2023

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: 21/08/2023 11:03

6 Parrwang Crescent, Cardigan Vic 3352



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Property Type: Land
Land Size: 2002 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $600,000
Median Land Price
21/08/2022 - 20/08/2023: $622,500

Comparable Properties



5 Parrwang Cr CARDIGAN 3352 (REI/VG)

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Agent Comments

Price: $620,000
Method: Private Sale
Date: 02/03/2023
Property Type: Land
Land Size: 2050 sqm approx

166 Blind Creek Rd CARDIGAN 3352 (VG)

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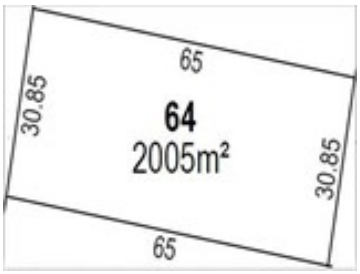
Agent Comments

Price: $615,000
Method: Sale
Date: 15/08/2022
Property Type: Land
Land Size: 2001 sqm approx



10 Wallowa Rd CARDIGAN 3352 (REI/VG)

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Agent Comments

Price: $600,000
Method: Private Sale
Date: 24/01/2023
Property Type: Land
Land Size: 2005 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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