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	33 Spearwood Road, 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 $1,130,000 Property Type House Suburb Cardigan

Period - From 01/07/2024 to 30/06/2025 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 eighteen 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	10 Spearwood Rd CARDIGAN 3352	$585,000	20/08/2025
2	6 Parrwang Cr CARDIGAN 3352	$590,000	18/07/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 03/09/2025 09:42

33 Spearwood Road, Cardigan Vic 3352

JellisCraig



Property Type: Land
Land Size: 2000 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $600,000
Median House Price
Year ending June 2025: $1,130,000

Comparable Properties



10 Spearwood Rd CARDIGAN 3352 (REI)

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Price: $585,000
Method: Private Sale
Date: 20/08/2025
Property Type: Land
Land Size: 2099 sqm approx

Agent Comments



6 Parrwang Cr CARDIGAN 3352 (REI)

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Price: $590,000
Method: Private Sale
Date: 18/07/2025
Property Type: Land
Land Size: 2002 sqm approx

Agent Comments

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 eighteen months.

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

REIV THE DIFFERENCE

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