

# 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

Lot 6/80 Launchley Drive, Cardigan Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$340,000

### Median sale price

Median price \$297,500

Property Type Vacant land

Suburb Cardigan

Period - From 12/12/2018

to 11/12/2019

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	6 Kelsall Tce LUCAS 3350	\$370,000	28/05/2019
2	6 Booth CI LUCAS 3350	\$350,000	27/08/2019
3	21 Treetop Dr CARDIGAN 3352	\$350,000	20/03/2019

**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:

12/12/2019 11:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$340,000

**Median Land Price**  
12/12/2018 - 11/12/2019: \$297,500

## Comparable Properties



**6 Kelsall Tce LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 28/05/2019  
**Property Type:** Land  
**Land Size:** 1107 sqm approx

**6 Booth CI LUCAS 3350 (VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Sale  
**Date:** 27/08/2019  
**Property Type:** Land  
**Land Size:** 1335 sqm approx



**21 Treetop Dr CARDIGAN 3352 (REI/VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 20/03/2019  
**Property Type:** Land  
**Land Size:** 2001 sqm approx