

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

13 Parrwang Crescent, Cardigan Vic 3352

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$562,500

Property Type Vacant land

Suburb Cardigan

Period - From 03/07/2023

to 02/07/2024

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	5 Parrwang Cr CARDIGAN 3352	\$620,000	02/03/2023
2	8 Centenary St CARDIGAN 3352	\$610,000	28/09/2023
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:

03/07/2024 12:47



Property Type: Land
Land Size: 2015 sqm approx
Agent Comments

Indicative Selling Price

\$565,000

Median Land Price

03/07/2023 - 02/07/2024: \$562,500

Comparable Properties



5 Parrwang Cr CARDIGAN 3352 (REI/VG)

Agent Comments



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



8 Centenary St CARDIGAN 3352 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 28/09/2023
Property Type: Land
Land Size: 1999 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

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