

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb or locality and postcode

Lots 104 – 117 & 119 at Remembrance 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) (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units  | Single price |                  | Lower price | & | Higher price |
|---|--------------|------------------|-------------|---|--------------|
| Vacant Land (Group A) Lots 104-111, 114 & 119 | \$*          | or range between | \$425,000   | & | \$467,500    |
| Vacant Land (Group B) Lots 112-113 & 115-117  | \$*          | or range between | \$460,000   | & | \$506,000    |
|   | \$*          | or range between |             | & |              |
|   | \$*          | or range between |             | & |              |
|   | \$*          | or range between | \$*         | & | \$           |

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$375,000.00

Suburb or locality Cardigan, VIC, 3352

Period - From 17 Apr 2020 - To 07 Dec 2020

Source CoreLogic

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 01/09/2021