# 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

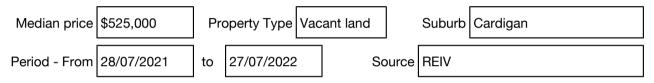
Lot 3/21 Kuruc Road, Cardigan Vic 3352

#### Indicative selling price

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Single price \$650,000

#### Median sale price



## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

28/07/2022 14:33



Lot 3/21 Kuruc Road, Cardigan Vic 3352



Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au



**Property Type:** Agent Comments Indicative Selling Price \$650,000 Median Land Price 28/07/2021 - 27/07/2022: \$525,000

# **Comparable Properties**

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 - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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