

# 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 and postcode 13 Longridge Street, Cowes, VIC 3922

### Indicative selling price

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

Price Range

\$680,000

&

\$710,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Cowes (3922)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 102 PEMBREY LOOP, COWES VIC 3922 | \$725,000 | 01/04/2023   |
| 134 PEMBREY LOOP, COWES VIC 3922 | \$730,000 | 05/04/2023   |
| 116 PEMBREY LOOP, COWES VIC 3922 | \$689,000 | 06/03/2024   |

This Statement of Information was prepared on: 21/10/2024