

## 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

67 PEMBREY LOOP COWES VIC 3922

### 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)

Single Price

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Land

Suburb

Cowes

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

104 VENTNOR BEACH ROAD WIMBLEDON HEIGHTS VIC 3922	\$397,000	28-Mar-24
35 LYMINGTON AVENUE VENTNOR VIC 3922	\$382,500	19-Jul-24
79 EVERTON DRIVE COWES VIC 3922	\$355,000	22-Jun-23

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: 07 August 2024



**104 VENTNOR BEACH ROAD  
WIMBLEDON HEIGHTS VIC 3922**

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Sold Price **\$397,000** Sold Date **28-Mar-24**

Distance **2.78km**



**35 LYMPINGTON AVENUE VENTNOR  
VIC 3922**

1 1 -

Sold Price <sup>RS</sup> **\$382,500** Sold Date **19-Jul-24**

Distance **3.61km**



**79 EVERTON DRIVE COWES VIC  
3922**

3 2 -

Sold Price **\$355,000** Sold Date **22-Jun-23**

Distance **4.04km**

RS = Recent sale

UN = Undisclosed Sale

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