

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 8 Lobelia Lane, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$850,000

&

\$895,000

Median sale price

Median price

\$763,750

Property Type

Townhouse

Suburb

Cowes (3922)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

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
34 SEASCAPE AVENUE, COWES VIC 3922	\$620,000	08/08/2024
14 CURRAWONG CLOSE, COWES VIC 3922	\$820,000	10/07/2024
9 POBBLEBONK PLACE, COWES VIC 3922	\$865,000	29/11/2024

This Statement of Information was prepared on: 05/12/2024