

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

2 Cowry Way, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,270,000 & \$1,295,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Point Lonsdale

Period - From 24/02/2024 to 23/02/2025 Source Property Data

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
1	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025
2	33-35 Silver Ridge Rd POINT LONSDALE 3225	\$1,425,000	13/10/2024
3	8 Cowry Way POINT LONSDALE 3225	\$1,225,000	05/07/2024

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:

24/02/2025 14:43



4 2 2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,270,000 - \$1,295,000
Median House Price
24/02/2024 - 23/02/2025: \$1,185,000

Comparable Properties



12 California Blvd POINT LONSDALE 3225 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 19/01/2025
Property Type: House
Land Size: 874 sqm approx



33-35 Silver Ridge Rd POINT LONSDALE 3225 (REI)

Agent Comments

4 2 2

Price: \$1,425,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Land Size: 684 sqm approx



8 Cowry Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 2 2

Price: \$1,225,000
Method: Private Sale
Date: 05/07/2024
Property Type: House
Land Size: 709 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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