

# 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 16 Boonderabbi Way, Cowes Vic 3922  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$500,000

### Median sale price

Median price \$460,000 Property Type Vacant land Suburb Cowes

Period - From 18/02/2024 to 17/02/2025 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	35 Koala St COWES 3922	\$475,000	07/11/2024
2	1 Melissa Ct COWES 3922	\$525,000	16/10/2024
3	23 Raywood Av COWES 3922	\$489,000	27/06/2024

**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: 18/02/2025 15:27



**Property Type:** Land  
**Land Size:** 674 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$500,000  
**Median Land Price**  
 18/02/2024 - 17/02/2025: \$460,000

## Comparable Properties



**35 Koala St COWES 3922 (REI)**

Agent Comments



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Land  
**Land Size:** 663 sqm approx



**1 Melissa Ct COWES 3922 (REI/VG)**

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** Land (Res)  
**Land Size:** 640 sqm approx



**23 Raywood Av COWES 3922 (REI/VG)**

Agent Comments



**Price:** \$489,000  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** Land  
**Land Size:** 600 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889