Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$489,000

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

Single price \$500,000

23 Raywood Av COWES 3922

Median sale price

Median price	\$460,000	Pro	perty 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.

Add	ress 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	

OR

3

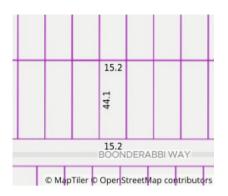
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/02/2025 15:27



27/06/2024









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)







Price: \$475,000 Method: Private Sale Date: 07/11/2024 Property Type: Land

Land Size: 663 sqm approx

Agent Comments



1 Melissa Ct COWES 3922 (REI/VG)









Agent Comments

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)







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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.