Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Cowley Court, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Single pric	e \$230,000										
Median sale price											
Median price	\$280,000	Pro	operty Type	Vacant land			Suburb	Canadian			
Period - From	13/05/2024	to	12/05/2025		So	ource	Property	v 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	10 Observation Ct BROWN HILL 3350	\$230,000	02/04/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

13/05/2025 14:43









Property Type: Land **Land Size:** 857 sqm approx Agent Comments Indicative Selling Price \$230,000 Median Land Price 13/05/2024 - 12/05/2025: \$280,000

Comparable Properties



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 eighteen months.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559

Date: 02/04/2024 Property Type: Land Land Size: 698 sqm approx



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