

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

8 Cowley Court, Canadian Vic 3350

Indicative selling price

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

Single price

\$230,000

Median sale price

Median price

\$280,000

Property Type

Vacant land

Suburb

Canadian

Period - From

13/05/2024

to

12/05/2025

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 eighteen 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	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

10 Observation Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 02/04/2024
Property Type: Land
Land Size: 698 sqm approx

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.