

# 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

34 Cowry Way, Point Lonsdale Vic 3225

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,160,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### 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	18 Cowry Way POINT LONSDALE 3225	\$1,115,000	04/05/2023
2	42 Cockle Cr POINT LONSDALE 3225	\$1,080,000	27/10/2023
3	33 Limpet Cirt POINT LONSDALE 3225	\$1,015,000	05/02/2024

**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:

23/04/2024 11:38

34 Cowry Way, Point Lonsdale Vic 3225



3 2 1

**Property Type:** House  
**Land Size:** 336 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2024: \$1,160,000

## Comparable Properties



**18 Cowry Way POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 04/05/2023  
**Property Type:** House  
**Land Size:** 336 sqm approx



**42 Cockle Cr POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 448 sqm approx



**33 Limpet Cirt POINT LONSDALE 3225 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House  
**Land Size:** 468 sqm approx

**Account - Fletchers** | P: 5258 2833



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