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

8 Cowley Court, Canadian Vic 3350



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)

- - -

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

Agent Comments

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

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