

STATEMENT OF INFORMATION

6 WALDORF ROAD, COWES, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 WALDORF ROAD, COWES, VIC 3922

3 2 -

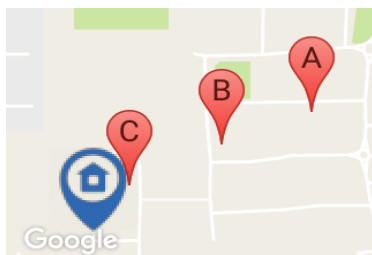
Indicative Selling Price

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

\$450,000

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

SUBURB MEDIAN



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$389,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 ROSELLA GR, COWES, VIC 3922

3 2 2

Sale Price

\$467,500

Sale Date: 21/10/2016

Distance from Property: 412m



33 WAGTAIL WAY, COWES, VIC 3922

4 2 2

Sale Price

\$475,000

Sale Date: 29/07/2016

Distance from Property: 259m



33 GRAMPIAN BVD, COWES WEST, VIC 3922

4 2 2

Sale Price

\$460,000

Sale Date: 26/11/2015

Distance from Property: 100m



This report has been compiled on 24/05/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 WALDORF ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price / Range

\$450,000

Median sale price

Median price

\$389,500

House

X

Unit

Suburb

COWES

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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
7 ROSELLA GR, COWES, VIC 3922	\$467,500	21/10/2016
33 WAGTAIL WAY, COWES, VIC 3922	\$475,000	29/07/2016
33 GRAMPIAN BVD, COWES WEST, VIC 3922	\$460,000	26/11/2015