

# STATEMENT OF INFORMATION

17/87-89 SETTLEMENT ROAD, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**17/87-89 SETTLEMENT ROAD, COWES, VIC** - - -**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$30,000**

Provided by: Brian Silver, Alex Scott Cowes

## SUBURB MEDIAN

**COWES, VIC, 3922****Suburb Median Sale Price (Industrial)****\$211,750**

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.

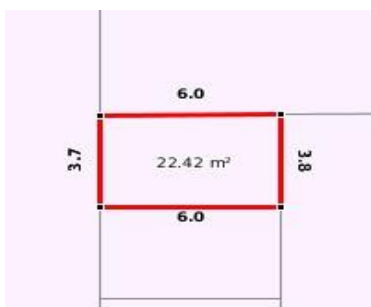
**24/87 SETTLEMENT RD, COWES, VIC 3922**

1 1 -

**Sale Price****\$23,500**

Sale Date: 04/08/2016

Distance from Property: 5m

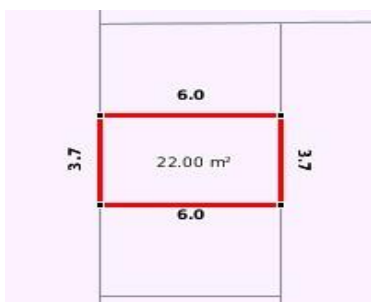
**14/87 SETTLEMENT RD, COWES, VIC 3922**

- - -

**Sale Price****\$22,500**

Sale Date: 30/08/2016

Distance from Property: 26m

**13/87 SETTLEMENT RD, COWES, VIC 3922**

- - -

**Sale Price****\$22,500**

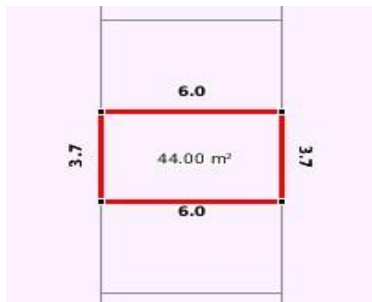
Sale Date: 30/08/2016

Distance from Property: 23m



This report has been compiled on 07/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



## 12/87 SETTLEMENT RD, COWES, VIC 3922

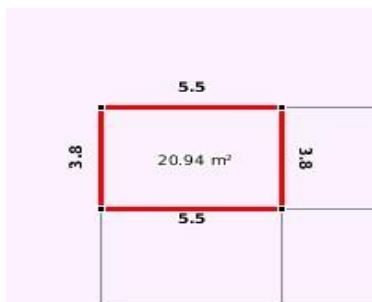
- 
 - 
 -

Sale Price

**\$24,000**

Sale Date: 13/10/2016

Distance from Property: 20m



## 20/87 SETTLEMENT RD, COWES, VIC 3922

- 
 - 
 -

Sale Price

**\$25,000**

Sale Date: 14/11/2016

Distance from Property: 11m



## 87 SETTLEMENT RD, COWES, VIC 3922

1 
 1 
 -

Sale Price

**\*\$25,000**

Sale Date: 01/06/2017

Distance from Property: 3.4km



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

17/87-89 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price / Range

\$30,000

Median sale price

Median price

\$211,750

House

Unit


Suburb

COWES

Period

01 April 2016 to 31 March 2017

Source



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
24/87 SETTLEMENT RD, COWES, VIC 3922	\$23,500	04/08/2016
14/87 SETTLEMENT RD, COWES, VIC 3922	\$22,500	30/08/2016
13/87 SETTLEMENT RD, COWES, VIC 3922	\$22,500	30/08/2016
12/87 SETTLEMENT RD, COWES, VIC 3922	\$24,000	13/10/2016

20/87 SETTLEMENT RD, COWES, VIC 3922	\$25,000	14/11/2016
87 SETTLEMENT RD, COWES, VIC 3922	*\$25,000	01/06/2017