

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 and
postcode 62 Everton Drive, Cowes, VIC 3922

Indicative selling price

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

Single Price \$950,000

Median sale price

Median price \$800,000 Property Type House Suburb Cowes (3922)

Period - From 01/10/2022 to 30/09/2023 Source Pricefinder

Comparable property sales

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
23 HOPE WAY, COWES VIC 3922	\$910,000	10/05/2023
20 MONTEREY AVENUE, COWES VIC 3922	\$1,040,000	11/02/2023
49 EVERTON DRIVE, COWES VIC 3922	\$980,000	21/06/2024

This Statement of Information was prepared on: 18/09/2024