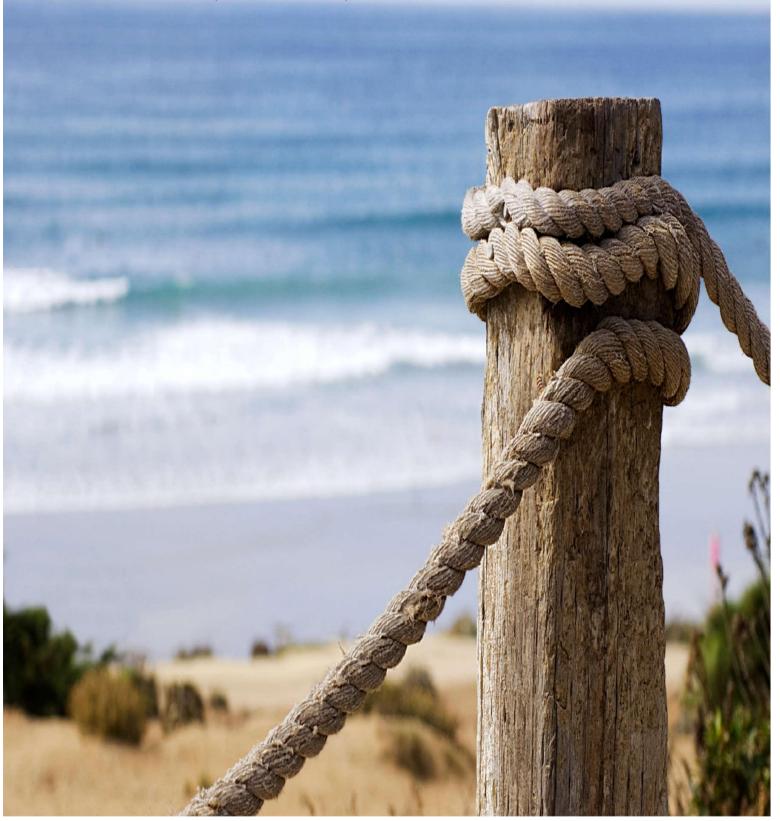
## STATEMENT OF INFORMATION

2 IBIS COURT, 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



### 2 IBIS COURT, COWES, VIC 3922







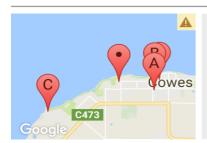
**Indicative Selling Price** 

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

Single Price: \$579,000

Provided by: Brian Silver, Alex Scott Cowes

### **MEDIAN SALE PRICE**



**COWES, VIC, 3922** 

**Suburb Median Sale Price (House)** 

\$390,000

01 July 2016 to 30 June 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.



3/283 SETTLEMENT RD, COWES, VIC 3922







Sale Price

\$493,000

Sale Date: 20/01/2017

Distance from Property: 1.9km





1/6 ALBERT ST, COWES, VIC 3922







Sale Price

\$543,500

Sale Date: 04/02/2017

Distance from Property: 1.9km





15 THE ESP, VENTNOR, VIC 3922







**Sale Price** 

\*\$485,000

Sale Date: 09/08/2017

Distance from Property: 4.1km







### 2/5 VAUGHAN ST, COWES, VIC 3922 (2) 2 3 (2) 2 (2) 2







Sale Price

\*\$490,000

Sale Date: 15/08/2017



### 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	2 IBIS COURT, COWES, VIC 3922
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#### Indicative selling price

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

Single Price:	\$579,000

### Median sale price

Median price	\$390,000	House	X	Unit		Suburb	COWES	
Period	01 July 2016 to 30 June 2017			Sour	се	p	ricefinder	

### 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
3/283 SETTLEMENT RD, COWES, VIC 3922	\$493,000	20/01/2017
1/6 ALBERT ST, COWES, VIC 3922	\$543,500	04/02/2017
15 THE ESP, VENTNOR, VIC 3922	*\$485,000	09/08/2017
2/5 VAUGHAN ST, COWES, VIC 3922	*\$490,000	15/08/2017

