

STATEMENT OF INFORMATION

2 IBIS COURT, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 IBIS COURT, COWES, VIC 3922

3 2 2

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

3 3 3

Sale Price

\$493,000

Sale Date: 20/01/2017

Distance from Property: 1.9km



1/6 ALBERT ST, COWES, VIC 3922

4 3 2

Sale Price

\$543,500

Sale Date: 04/02/2017

Distance from Property: 1.9km



15 THE ESP, VENTNOR, VIC 3922

3 2 2

Sale Price

***\$485,000**

Sale Date: 09/08/2017

Distance from Property: 4.1km



This report has been compiled on 22/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2/5 VAUGHAN ST, COWES, VIC 3922

 **3**  **2**  **2**

Sale Price

***\$490,000**

Sale Date: 15/08/2017

Distance from Property: 2.1km



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

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

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
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