

## 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

4/140-142 SETTLEMENT ROAD COWES VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Cowes

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

24/1 WALTON STREET COWES VIC 3922	\$433,000	06-Mar-23
341/2-3 THE ESPLANADE COWES VIC 3922	\$458,675	28-Jun-23
2/1 TALOFA AVENUE COWES VIC 3922	\$440,000	10-Feb-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 October 2023



**24/1 WALTON STREET COWES VIC 3922** Sold Price **\$433,000** Sold Date **06-Mar-23**

 2  1  1

Distance **0.18km**



**341/2-3 THE ESPLANADE COWES VIC 3922** Sold Price **\$458,675** Sold Date **28-Jun-23**

 1  1  1

Distance **0.83km**



**2/1 TALOFA AVENUE COWES VIC 3922** Sold Price **\$440,000** Sold Date **10-Feb-23**

 2  1  1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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