



**first  
national**  
REAL ESTATE

**We put you first**

# Statement of Information

36 HELEN STREET, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 HELEN STREET, COWES, VIC 3922**

5 2 2

### Indicative Selling Price

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

**Price Range:**

## 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.



**13 NORMAN DR, COWES, VIC 3922**

4 2 8

Sale Price

**\*\$560,000**

Sale Date: 23/04/2017

Distance from Property: 444m



**76 GRAMPIAN BVD, COWES, VIC 3922**

4 2 2

Sale Price

**\$445,000**

Sale Date: 05/04/2017

Distance from Property: 347m



**21 BOOBOOK GR, COWES, VIC 3922**

4 2 2

Sale Price

**Price Withheld**

Sale Date: 30/03/2017

Distance from Property: 549m



This report has been compiled on 19/07/2017 by First National Real Estate Phillip Island. 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.



**4 PLOVER ST, COWES, VIC 3922**

 3  1  4

Sale Price  
**Price Withheld**

Sale Date: 20/06/2017

Distance from Property: 279m 



**41 CHURCHILL DR, COWES, VIC 3922**

 3  1  2

Sale Price  
**Price Withheld**

Sale Date: 02/06/2017

Distance from Property: 295m 



**60 CHURCHILL DR, COWES, VIC 3922**

 3  2  1

Sale Price  
**Price Withheld**

Sale Date: 15/05/2017

Distance from Property: 384m 



**33 LEESON ST, COWES, VIC 3922**

 3  1  2

Sale Price  
**\$329,500**

Sale Date: 11/04/2017

Distance from Property: 216m 



**60 GRAMPIAN BVD, COWES, VIC 3922**

 3  2  4

Sale Price  
**\$444,000**

Sale Date: 20/03/2017

Distance from Property: 368m 



16 PINE AVE, COWES, VIC 3922

 3  2  -

Sale Price  
**\$312,000**

Sale Date: 17/03/2017

Distance from Property: 142m



## 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

36 HELEN STREET, COWES, VIC 3922

### Indicative selling price

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

Price Range:

### Median sale price

Median price

\$390,000

House

Unit

Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

### 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 |
|----------------------------------|----------------|--------------|
| 13 NORMAN DR, COWES, VIC 3922    | *\$560,000     | 23/04/2017   |
| 76 GRAMPIAN BVD, COWES, VIC 3922 | \$445,000      | 05/04/2017   |
| 21 BOOBOOK GR, COWES, VIC 3922   | Price Withheld | 30/03/2017   |
| 4 PLOVER ST, COWES, VIC 3922     | Price Withheld | 20/06/2017   |

|                                  |                |            |
|----------------------------------|----------------|------------|
| 41 CHURCHILL DR, COWES, VIC 3922 | Price Withheld | 02/06/2017 |
| 60 CHURCHILL DR, COWES, VIC 3922 | Price Withheld | 15/05/2017 |
| 33 LEESON ST, COWES, VIC 3922    | \$329,500      | 11/04/2017 |
| 60 GRAMPIAN BVD, COWES, VIC 3922 | \$444,000      | 20/03/2017 |
| 16 PINE AVE, COWES, VIC 3922     | \$312,000      | 17/03/2017 |