

# STATEMENT OF INFORMATION

4/7 BASS AVENUE, COWES, VIC 3922

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/7 BASS AVENUE, COWES, VIC 3922**

2 1 -

**Indicative Selling Price**

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

**Single Price: \$259,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

**Suburb Median Sale Price (Unit)**

**\$384,500**

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.



**8/91 CHAPEL ST, COWES, VIC 3922**

2 1 1

**Sale Price**

**\*\$235,000**

Sale Date: 29/06/2017

Distance from Property: 461m



**20/146 THOMPSON AVE, COWES, VIC 3922**

2 1 1

**Sale Price**

**Price Withheld**

Sale Date: 22/05/2017

Distance from Property: 655m



**1/38 JENNER AVE, COWES, VIC 3922**

2 1 1

**Sale Price**

**\$272,500**

Sale Date: 02/03/2017

Distance from Property: 826m



This report has been compiled on 09/07/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**1/91 CHAPEL ST, COWES, VIC 3922**

2 1 1

Sale Price

**\$240,000**

Sale Date: 26/02/2017

Distance from Property: 440m



**20/137 SETTLEMENT RD, COWES, VIC 3922**

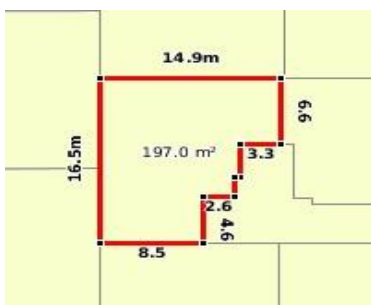
2 1 1

Sale Price

**\$240,000**

Sale Date: 23/01/2017

Distance from Property: 959m



**3/38 JENNER AVE, COWES, VIC 3922**

2 1 1

Sale Price

**\$295,000**

Sale Date: 29/11/2016

Distance from Property: 810m



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

4/7 BASS AVENUE, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$384,500

House

Unit

X


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
8/91 CHAPEL ST, COWES, VIC 3922	*\$235,000	29/06/2017
20/146 THOMPSON AVE, COWES, VIC 3922	Price Withheld	22/05/2017
1/38 JENNER AVE, COWES, VIC 3922	\$272,500	02/03/2017
1/91 CHAPEL ST, COWES, VIC 3922	\$240,000	26/02/2017

20/137 SETTLEMENT RD, COWES, VIC 3922	\$240,000	23/01/2017
3/38 JENNER AVE, COWES, VIC 3922	\$295,000	29/11/2016