STATEMENT OF INFORMATION

11 PEARL COURT, COWES, VIC-3922 PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



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 11 PEARL COURT, COWES, VIC 3922

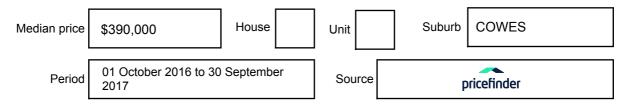
Indicative selling price

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

Single Price:

\$490,000

Median sale price



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 MITRE CRT, COWES, VIC 3922	*\$480,000	08/09/2017
6 WALDORF RD, COWES, VIC 3922	\$460,000	01/09/2017
10 BOOBOOK GR, COWES, VIC 3922	*\$540,000	20/10/2017
9 CURRAWONG CL, COWES, VIC 3922	*\$535,000	17/10/2017

24 CASTLE COMBE CCT, COWES, VIC 3922	*\$487,000	13/10/2017
49 KATHERINE CCT, COWES, VIC 3922	*\$519,000	08/09/2017
58 WYNDHAM AVE, COWES, VIC 3922	*\$495,000	25/07/2017