STATEMENT OF INFORMATION

3 RYAN COURT, COWES, VIC 3922

PREPARED BY MAREE MALLOY, ALEX SCOTT COWES, PHONE: 0408 316 715



ALEX SCOTT AND STAFF
Est. 1886

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 RYAN COURT, COWES, VIC 3922

4 2 4

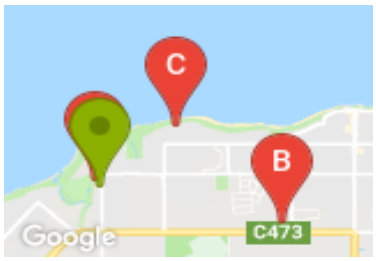
Indicative Selling Price

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

Single Price: **$1,320,000**

Provided by: Maree Malloy, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

$455,000

01 July 2017 to 30 June 2018

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 SPAVEN CRT, COWES, VIC 3922

4 2 4

Sale Price

$1,050,000

Sale Date: 19/01/2018

Distance from Property: 91m

A



3/136 MCKENZIE RD, COWES, VIC 3922

4 3 5

Sale Price

$1,191,050

Sale Date: 27/11/2017

Distance from Property: 2.4km

B



5 MEDINA RD, COWES, VIC 3922

5 2 2

Sale Price

$2,000,000

Sale Date: 19/06/2018

Distance from Property: 1.3km

C

This report has been compiled on 30/09/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	3 RYAN COURT, COWES, VIC 3922

Indicative selling price

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

Single Price:	$1,320,000

Median sale price

Median price	$455,000	House	X	Unit		Suburb	COWES
Period	01 July 2017 to 30 June 2018	Source	pricefinder				

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 SPAVEN CRT, COWES, VIC 3922	$1,050,000	19/01/2018
3/136 MCKENZIE RD, COWES, VIC 3922	$1,191,050	27/11/2017
5 MEDINA RD, COWES, VIC 3922	$2,000,000	19/06/2018