

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

3 Outlook Drive Cowes VIC 3922

Indicative selling price

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

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

House

Suburb

Cowes

Period-from

01 Feb 2019

to

31 Jan 2020

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

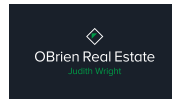
Date of sale

48 Justice Road Cowes VIC 3922	\$455,000	04-Dec-19
50 Churchill Drive Cowes VIC 3922	\$440,000	14-Aug-19
67 Hobsons Parade Cowes VIC 3922	\$434,500	25-Aug-19

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: 10 February 2020



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48 Justice Road Cowes VIC 3922

Sold Price

\$455,000

Sold Date

04-Dec-19

3 2 1

Distance

0.55km



50 Churchill Drive Cowes VIC 3922

Sold Price

\$440,000

Sold Date

14-Aug-19

3 1 1

Distance

0.86km



67 Hobsons Parade Cowes VIC 3922

Sold Price

\$434,500

Sold Date

25-Aug-19

3 1 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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