

# STATEMENT OF INFORMATION

35 KATHERINE CIRCUIT, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 KATHERINE CIRCUIT, COWES, VIC 3922**  3  2  2

### Indicative Selling Price

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

Single Price: **\$629,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE



### COWES, VIC, 3922

Suburb Median Sale Price (House)

**\$399,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**9 SANCTUARY DR, COWES, VIC 3922**

 3  2  2

Sale Price

**\$615,000**

Sale Date: 10/09/2017

Distance from Property: 1.8km



**15 SEAGROVE WAY, COWES, VIC 3922**

 3  2  2

Sale Price

**\$632,000**

Sale Date: 31/03/2017

Distance from Property: 845m



**52 ANDERSON RD, COWES, VIC 3922**

 3  2  2

Sale Price

**\$605,000**

Sale Date: 14/03/2017

Distance from Property: 1.4km



This report has been compiled on 06/01/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**7 GORDON ST, COWES, VIC 3922**

 **3**  **2**  **1**

Sale Price

**\$645,000**

Sale Date: 02/02/2017

Distance from Property: 1.8km



**21 WATER VIEW RISE, COWES, VIC 3922**

 **4**  **2**  **2**

Sale Price

**\$641,000**

Sale Date: 16/11/2016

Distance from Property: 1.2km



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

35 KATHERINE CIRCUIT, 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:

\$629,000

Median sale price

Median price

\$399,000

House

X

Unit


Suburb

COWES

Period

01 January 2017 to 31 December 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
9 SANCTUARY DR, COWES, VIC 3922	\$615,000	10/09/2017
15 SEAGROVE WAY, COWES, VIC 3922	\$632,000	31/03/2017
52 ANDERSON RD, COWES, VIC 3922	\$605,000	14/03/2017
7 GORDON ST, COWES, VIC 3922	\$645,000	02/02/2017

21 WATER VIEW RISE, COWES, VIC 3922	\$641,000	16/11/2016
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