

## 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 CURLEW WAY, 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:

\$599,000

#### Median sale price

Median price

\$154,900

House

Unit

Suburb

COWES

Period

01 January 2017 to 31 December  
2017

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
16 CURRAWONG CL, COWES, VIC 3922	\$557,500	10/01/2016
16 KOALA ST, COWES, VIC 3922	\$475,000	21/01/2016
8 KOALA ST, COWES, VIC 3922	\$410,000	29/01/2016