

STATEMENT OF INFORMATION

8 SHELLY COURT, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SHELLY COURT, COWES, VIC 3922

4 2 2

Indicative Selling Price

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

Single Price: **\$795,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$414,950

01 April 2017 to 31 March 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.



109 MCKENZIE RD, COWES, VIC 3922

4 4 2

Sale Price

\$775,000

Sale Date: 28/01/2018

Distance from Property: 2.1km



8 KOONWARRA CRT, COWES, VIC 3922

4 3 2

Sale Price

\$790,000

Sale Date: 25/11/2017

Distance from Property: 2.6km



2/2 RYAN CRT, COWES, VIC 3922

5 3 2

Sale Price

****\$800,000**

Sale Date: 05/04/2018

Distance from Property: 4.6km



This report has been compiled on 29/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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16 SHAMROCK AVE, COWES, VIC 3922

 **3**  **2**  **2**

Sale Price

\$740,000

Sale Date: 18/12/2017

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

8 SHELLY COURT, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$795,000

Median sale price

Median price

\$414,950

House

X

Unit


Suburb

COWES

Period

01 April 2017 to 31 March 2018

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
109 MCKENZIE RD, COWES, VIC 3922	\$775,000	28/01/2018
8 KOONWARRA CRT, COWES, VIC 3922	\$790,000	25/11/2017
2/2 RYAN CRT, COWES, VIC 3922	**\$800,000	05/04/2018
16 SHAMROCK AVE, COWES, VIC 3922	\$740,000	18/12/2017