STATEMENT OF INFORMATION

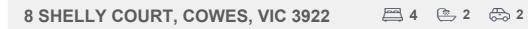
8 SHELLY COURT, COWES, VIC 3922 PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

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

\$795.000

Single Price:

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

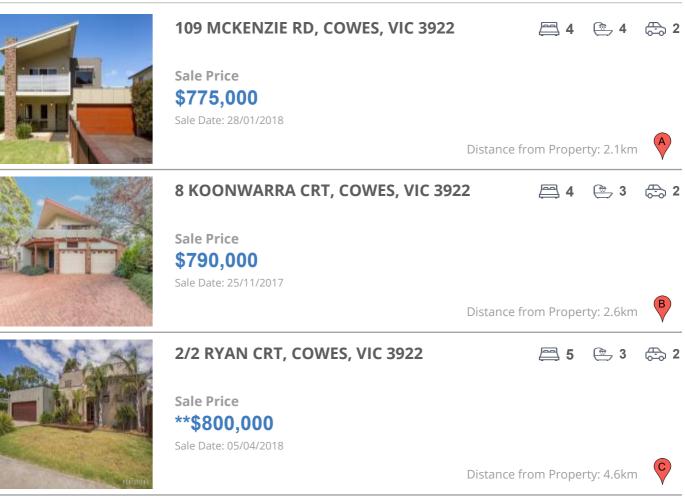
\$414,950

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.



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



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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:

e: \$795,000

Median sale price

Median price	\$414,950	House	Х	Unit	Suburb	COWES
Period	01 April 2017 to 31 March 2018		Source	р	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
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