

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

4 SHAMROCK AVENUE 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Cowes

Period-from

01 Dec 2023

to

30 Nov 2024

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

38 VENTNOR ROAD COWES VIC 3922	\$670,000	12-Feb-24
5 DRIFTWOOD DRIVE COWES VIC 3922	\$650,000	10-Oct-24
96 CHURCH STREET COWES VIC 3922	\$675,000	07-Feb-24

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: 13 December 2024



38 VENTNOR ROAD COWES VIC 3922

Sold Price **\$670,000** Sold Date **12-Feb-24**

3 1 1

Distance **3.56km**



5 DRIFTWOOD DRIVE COWES VIC 3922

Sold Price ^{RS} **\$650,000** Sold Date **10-Oct-24**

3 1 1

Distance **3.03km**



96 CHURCH STREET COWES VIC 3922

Sold Price **\$675,000** Sold Date **07-Feb-24**

3 1 1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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