

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

40 Ventnor Road 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Cowes

Period-from

01 Mar 2021

to

28 Feb 2022

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

16 Scenic Drive Cowes VIC 3922	\$727,000	11-Feb-22
21 Outlook Drive Cowes VIC 3922	\$690,000	18-Nov-21
59 Scenic Drive Cowes VIC 3922	\$695,000	02-Feb-22

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: 07 March 2022



16 Scenic Drive Cowes VIC 3922

Sold Price

RS

\$727,000

Sold Date

11-Feb-22

 3

 1

 2

Distance

0.59km



21 Outlook Drive Cowes VIC 3922

Sold Price

\$690,000

Sold Date

18-Nov-21

 3

 1

 -

Distance

0.67km



59 Scenic Drive Cowes VIC 3922

Sold Price

RS

\$695,000

Sold Date

02-Feb-22

 2

 1

 2

Distance

0.3km



77 Justice Road Cowes VIC 3922

Sold Price

\$680,000

Sold Date

01-Feb-22

 3

 1

 2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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