

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

32 CLIFTON CRESCENT 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

or range
between

\$479,900

&

\$499,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Land

Suburb

Cowes

Period-from

01 May 2022

to

30 Apr 2023

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

1 PEMBREY LOOP COWES VIC 3922	\$450,000	27-Jan-22
44 SEAGROVE WAY COWES VIC 3922	\$565,000	15-Mar-22
24 CURLEW WAY COWES VIC 3922	\$505,000	02-May-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: 31 May 2023



1 PEMBREY LOOP COWES VIC 3922

 -
  -
  -

Sold Price

\$450,000

Sold Date

27-Jan-22

Distance

0.4km


44 SEAGROVE WAY COWES VIC 3922

 -
  -
  -

Sold Price

\$565,000

Sold Date

15-Mar-22

Distance

0.95km


24 CURLEW WAY COWES VIC 3922

 -
  -
  -

Sold Price

\$505,000

Sold Date

02-May-22

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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