

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

1/9 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)

Range Between

\$465,000.00

&

\$465,000.00

Median Sale Price

Median price

\$426,000.00

Property Type

Units

Suburb

Cowes

Period-from

01 Aug 2019

to

01 Aug 2020

Source

RPData CoreLogic BSG3

Comparable Property Sales

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
29 Mckenzie Road Cowes Vic 3922	\$480,000.00	10-Oct-2019
2/283 Settlement Road Cowes Vic 3922	\$455,000.00	30-Apr-2019
2/255 Church Street Cowes Vic 3922	\$450,000.00	09-Apr-2020

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: 01-Aug-2020