

## HOUSE Offered for Sale

12 Cowans Drive Dales Creek VIC 3341

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$490,000




## Median Sale Price

- Houses in Dales creek between Mar 2017 - Feb 2018




Source: CoreLogic

## Comparable Property Sales




These are the 3 properties sold within 5 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.

<b>55 Dales Creek Avenue Dales Creek VIC 3341</b>	Sold Price	<b>\$435,000</b>	Sold Date	<b>10-Dec-16</b>
 3  -  1			Distance	<b>0.78km</b>



<b>32 Cowans Drive Dales Creek VIC 3341</b>	Sold Price	<b>\$465,000</b>	Sold Date	<b>13-Apr-17</b>
 3  2  1			Distance	<b>0.21km</b>



<b>82 Acacia Avenue Dales Creek VIC 3341</b>	Sold Price	<b>\$596,000</b>	Sold Date	<b>22-Feb-18</b>
 4  3  2			Distance	<b>1.32km</b>

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