

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 or
locality and postcode

10 Bayview Drive, Cowes Vic 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$642,250

Property Type

House

Suburb

Cowes

Period - From

17/09/2020

to

16/09/2021

Source

REIV

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	67 Grampian Blvd COWES 3922	\$625,000	01/07/2021
2	5 Sandgate Rise COWES 3922	\$615,000	24/04/2021
3	272 Settlement Rd COWES 3922	\$599,000	07/04/2021

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:

17/09/2021 09:24



 3  2  0

Property Type: House
Land Size: 519 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
17/09/2020 - 16/09/2021: \$642,250

Comparable Properties



67 Grampian Blvd COWES 3922 (REI/VG)

Agent Comments

 3  2  4

Price: \$625,000
Method: Private Sale
Date: 01/07/2021
Property Type: House
Land Size: 448 sqm approx

5 Sandgate Rise COWES 3922 (VG)

Agent Comments

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Price: \$615,000
Method: Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 375 sqm approx



272 Settlement Rd COWES 3922 (REI)

Agent Comments

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Price: \$599,000
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 660 sqm approx

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