# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	10 Bayview Drive, Cowes Vic 3922
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$630,000
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#### Median sale price

Median price	\$642,250	Pro	perty 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.

Ac	ddress of comparable property	Price	Date of sale
1	67 Grampian Blvd COWES 3922	\$625.000	01/07/2021

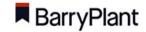
1	67 Grampian Blvd COWES 3922	\$625,000	01/07/2021
2	5 Sandgate Rise COWES 3922	\$615,000	24/04/2021
3	272 Settlement Rd COWES 3922	\$599,000	07/04/2021

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













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)





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

5 Sandgate Rise COWES 3922 (VG)

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Price: \$615,000 Method: Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 375 sqm approx

Agent Comments



272 Settlement Rd COWES 3922 (REI)





Price: \$599.000 Method: Private Sale Date: 07/04/2021 Property Type: House Land Size: 660 sqm approx Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



