STATEMENT OF INFORMATION

22 CARAPOOKA WAY, COWES, VIC 3922 PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

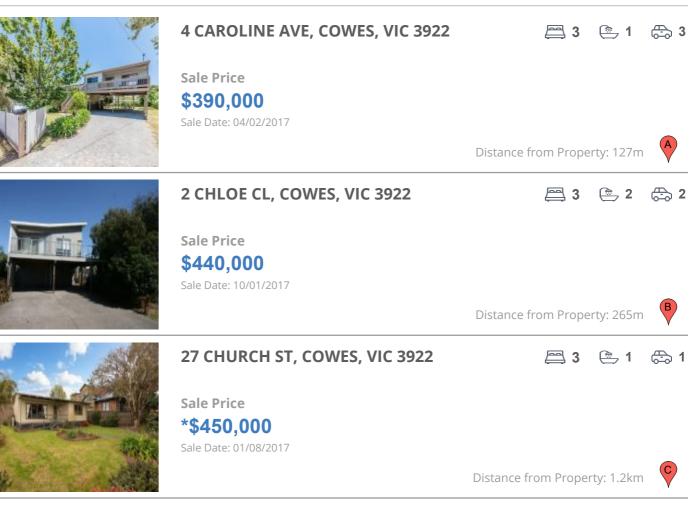
\$390,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 03/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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60 CHURCHILL DR, COWES, VIC 3922 🕮 3 🗁 2 🚓 1

Sale Price \$412,000 Sale Date: 15/05/2017

Distance from Property: 1.7km



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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 22 CARAPOOKA WAY, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$420,000

Median sale price

Median price	\$390,000	House	Х	Unit	Suburb	COWES
Period	01 July 2016 to 30 June 2017		Source	р	pricefinder	

Comparable property sales

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
4 CAROLINE AVE, COWES, VIC 3922	\$390,000	04/02/2017
2 CHLOE CL, COWES, VIC 3922	\$440,000	10/01/2017
27 CHURCH ST, COWES, VIC 3922	*\$450,000	01/08/2017
60 CHURCHILL DR, COWES, VIC 3922	\$412,000	15/05/2017

