

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



22 CARAPOOKA WAY, COWES, VIC 3922

4 2 2

Indicative Selling Price

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

Single Price: **\$420,000**

Provided by: Brian Silver, Alex Scott Cowes

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.



4 CAROLINE AVE, COWES, VIC 3922

3 1 3

Sale Price

\$390,000

Sale Date: 04/02/2017

Distance from Property: 127m



2 CHLOE CL, COWES, VIC 3922

3 2 2

Sale Price

\$440,000

Sale Date: 10/01/2017

Distance from Property: 265m



27 CHURCH ST, COWES, VIC 3922

3 1 1

Sale Price

***\$450,000**

Sale Date: 01/08/2017

Distance from Property: 1.2km



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



60 CHURCHILL DR, COWES, VIC 3922

 **3**  **2**  **1**

Sale Price

\$412,000

Sale Date: 15/05/2017

Distance from Property: 1.7km



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

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source



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