

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 KEMBLA ROAD, COWES, VIC 3922

4 2 -

Indicative Selling Price

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

\$479,000

Provided by: Chase Watters, Alex Scott Cowes

SUBURB MEDIAN



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$389,500

01 April 2016 to 31 March 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.



29 PASADENA DR, COWES, VIC 3922

4 2 2

Sale Price

***\$420,000**

Sale Date: 23/02/2017

Distance from Property: 134m



14 WAGTAIL WAY, COWES, VIC 3922

4 2 1

Sale Price

\$440,000

Sale Date: 16/01/2017

Distance from Property: 458m



25 ROSELLA GR, COWES, VIC 3922

3 2 2

Sale Price

\$440,000

Sale Date: 08/12/2016

Distance from Property: 420m



This report has been compiled on 04/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2 KEMBLA ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price / Range

\$479,000

Median sale price

Median price

\$389,500

House

X

Unit


Suburb

COWES

Period

01 April 2016 to 31 March 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
29 PASADENA DR, COWES, VIC 3922	*\$420,000	23/02/2017
14 WAGTAIL WAY, COWES, VIC 3922	\$440,000	16/01/2017
25 ROSELLA GR, COWES, VIC 3922	\$440,000	08/12/2016