

# 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 and postcode 21 Driftwood Drive, Cowes, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$775,000 & \$845,000

### Median sale price

Median price \$780,000 Property Type House Suburb Cowes (3922)

Period - From 01/01/2023 to 31/12/2023 Source Pricefinder

### Comparable property sales

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
20 DAFYDD STREET, COWES VIC 3922	\$815,000	17/11/2023
2 KESTREL COURT, COWES VIC 3922	\$740,000	27/09/2023
6 DRIFTWOOD DRIVE, COWES VIC 3922	\$705,000	19/12/2023

This Statement of Information was prepared on: 22/02/2024