



@REALTY PTY LTD T/A @realty
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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 197/2128 PHILLIP ISLAND RD, COWES VIC 3922

Including suburb or
 locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$310,000 or range between \$* & \$

Median sale price

Median price \$640,000 Property Type Unit Suburb or Locality Cowes

Period - From 01 July 2023 to 30 June 2024 Source pricfinder

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.

Address of comparable property	Price	Date of sale
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1 226/2128 Phillip Island Road Cowes Vic 3922	\$300,000	19/10/2023
2	\$	
3	\$	

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: 05/09/2024