

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

35 Birdwood Avenue Cowes VIC 3922

Indicative selling price

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

Single Price

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Cowes

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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

103 McKenzie Road Cowes VIC 3922

\$347,000

17-Sep-20

61 McHaffie Drive Cowes VIC 3922

\$390,000

22-Apr-20

11 Raywood Avenue Cowes VIC 3922

\$465,000

18-Jun-20

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: 08 October 2020



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103 McKenzie Road Cowes VIC 3922

Sold Price ^{RS} **\$347,000** ^{UN} Sold Date **17-Sep-20**

3 1 1

Distance **1.37km**



61 McHaffie Drive Cowes VIC 3922

Sold Price **\$390,000** Sold Date **22-Apr-20**

3 1 1

Distance **1.68km**



11 Raywood Avenue Cowes VIC 3922

Sold Price **\$465,000** Sold Date **18-Jun-20**

3 1 1

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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