

## 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 583 SETTLEMENT ROAD, COWES, VIC 3922

#### Indicative selling price

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

Single Price: \$399,000

#### Median sale price

Median price \$412,000 House ☒ Unit ☐ Suburb COWES  
Period 01 April 2017 to 31 March 2018 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
57 TEDDY BEAR LANE, COWES, VIC 3922	*\$400,000	26/10/2017
35 BAYVIEW DR, COWES, VIC 3922	*\$419,000	05/03/2018
574 SETTLEMENT RD, COWES, VIC 3922	\$180,000	16/02/2018