# 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

55	GOODWOOD	COWES	VIC	3922
00	GOODWOOD	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	\$650,000	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$750,000	Prop	erty type		House	Suburb	Cowes
Period-from	01 Dec 2023	to	30 Nov 2	ov 2024 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
43 GOODWOOD DRIVE COWES VIC 3922	\$670,000	01-Nov-24
71 GOODWOOD DRIVE COWES VIC 3922	\$652,000	19-Dec-23
13 LONGRIDGE STREET COWES VIC 3922	\$682,500	02-Dec-24

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: 22 December 2024



consumer.vic.gov.au



OBrien Real Estate Judith Wright M 03 5952 5100

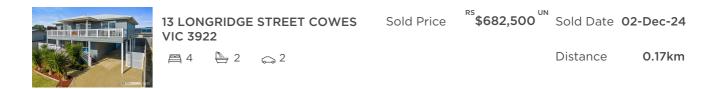
 ${\sf E} \hspace{0.1 cm} {\sf sales.cowes@obre.com.au}$ 



43 GO0 VIC 392		D DRIVE COWES	Sold Price	<sup>RS</sup> \$670,000 <sup>UN</sup>	Sold Date	01-Nov-24
酉 4	2	<b>⇔</b> 2			Distance	0.11km



71 GOO 3922	DWOOI	D DRIVE COWES VIC Sold Price	\$652,000	Sold Date	19-Dec-23
昌 3	2	⇔ -		Distance	0.12km



#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.