



STATEMENT OF INFORMATION

49 KATHERINE CIRCUIT, COWES, VIC-3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**49 KATHERINE CIRCUIT, COWES, VIC 3922**  3  2  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$510,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



16 CURRAWONG CL, COWES, VIC 3922

 4  2  2

Sale Price

\$557,500

Sale Date: 10/01/2016

Distance from Property: 655m



66 KATHERINE CCT, COWES, VIC 3922

 4  2  2

Sale Price

\$475,000

Sale Date: 12/04/2016

Distance from Property: 41m



39 SEAGROVE WAY, COWES, VIC 3922

 4  2  2

Sale Price

***\$590,000**

Sale Date: 09/06/2017

Distance from Property: 701m



This report has been compiled on 22/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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33 SEAGROVE WAY, COWES, VIC 3922

4 2 2

Sale Price

\$520,000

Sale Date: 27/04/2017

Distance from Property: 714m



219 CHURCH ST, COWES, VIC 3922

4 2 12

Sale Price

***\$507,000**

Sale Date: 29/06/2017

Distance from Property: 1.2km



1 SEASCAPE AVE, COWES, VIC 3922

4 2 3

Sale Price

\$499,000

Sale Date: 08/02/2017

Distance from Property: 1.2km



1 IONA CRT, COWES, VIC 3922

3 2 2

Sale Price

\$498,000

Sale Date: 30/11/2016

Distance from Property: 1.1km



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

49 KATHERINE CIRCUIT, COWES, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$510,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

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
16 CURRAWONG CL, COWES, VIC 3922	\$557,500	10/01/2016
66 KATHERINE CCT, COWES, VIC 3922	\$475,000	12/04/2016
39 SEAGROVE WAY, COWES, VIC 3922	*\$590,000	09/06/2017
33 SEAGROVE WAY, COWES, VIC 3922	\$520,000	27/04/2017

219 CHURCH ST, COWES, VIC 3922	*\$507,000	29/06/2017
1 SEASCAPE AVE, COWES, VIC 3922	\$499,000	08/02/2017
1 IONA CRT, COWES, VIC 3922	\$498,000	30/11/2016