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# Statement of Information

35 NORMAN DRIVE, COWES, VIC

Prepared by First National Real Estate Phillip Island





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 NORMAN DRIVE, COWES, VIC**

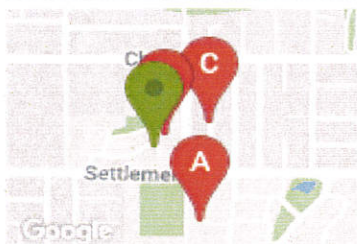
4 2 4

**Indicative Selling Price**

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

**Single Price: \$675,000**

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$450,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## 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.



**13 WATER VIEW RISE, COWES, VIC 3922**

4 2 2

**Sale Price**

**\*\$629,000**

Sale Date: 03/08/2018

Distance from Property: 315m



**31 NORMAN DR, COWES, VIC 3922**

4 2 2

**Sale Price**

**\$660,000**

Sale Date: 16/03/2018

Distance from Property: 62m



**22 HIGHLAND AVE, COWES, VIC 3922**

3 2 4

**Sale Price**

**\$630,000**

Sale Date: 13/02/2018

Distance from Property: 202m



This report has been compiled on 05/08/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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  
Including suburb and  
postcode 35 NORMAN DRIVE, COWES, VIC

### Indicative selling price

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

Single Price: \$675,000

### Median sale price

Median price \$450,000 House ☒ Unit ☐ Suburb COWES  
Period 01 July 2017 to 30 June 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
13 WATER VIEW RISE, COWES, VIC 3922	*\$629,000	03/08/2018
31 NORMAN DR, COWES, VIC 3922	\$660,000	16/03/2018
22 HIGHLAND AVE, COWES, VIC 3922	\$630,000	13/02/2018