

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 PERLIS AVENUE, COWES, VIC

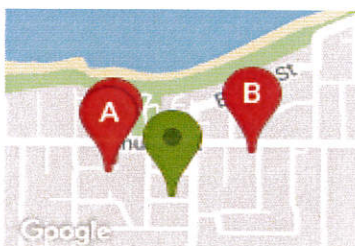
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Indicative Selling Price

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

Single Price: **\$509,000**

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.



14 KENWYN CRT, COWES, VIC 3922

3 1 2

Sale Price

\$515,000

Sale Date: 01/04/2018

Distance from Property: 234m



2/133 CHURCH ST, COWES, VIC 3922

3 2 1

Sale Price

\$580,000

Sale Date: 19/03/2018

Distance from Property: 314m



15 KENWYN CRT, COWES, VIC 3922

3 2 2

Sale Price

\$585,000

Sale Date: 23/01/2018

Distance from Property: 236m



This report has been compiled on 02/07/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - 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 2 PERLIS AVENUE, COWES, VIC


Indicative selling price

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

Single Price: \$509,000

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
14 KENWYN CRT, COWES, VIC 3922	\$515,000	01/04/2018
2/133 CHURCH ST, COWES, VIC 3922	\$580,000	19/03/2018
15 KENWYN CRT, COWES, VIC 3922	\$585,000	23/01/2018