

STATEMENT OF INFORMATION

16 PEARL COURT, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 PEARL COURT, COWES, VIC 3922

3 2 6

Indicative Selling Price

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

Single Price: **\$589,000**

Provided by: Chase Watters, 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: 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.



60 GRAMPIAN BVD, COWES, VIC 3922

3 2 4

Sale Price

\$444,000

Sale Date: 20/03/2017

Distance from Property: 254m



2 KEMBLA RD, COWES, VIC 3922

4 2 2

Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 88m



16 PASADENA DR, COWES, VIC 3922

4 2 2

Sale Price

\$477,000

Sale Date: 13/04/2017

Distance from Property: 132m



This report has been compiled on 20/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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76 GRAMPIAN BVD, COWES, VIC 3922

 4  2  2

Sale Price

\$445,000

Sale Date: 05/04/2017

Distance from Property: 185m



64 GRAMPIAN BVD, COWES, VIC 3922

 4  2  3

Sale Price

\$440,000

Sale Date: 02/03/2017

Distance from Property: 232m



29 PASADENA DR, COWES, VIC 3922

 4  2  2

Sale Price

\$420,000

Sale Date: 25/02/2017

Distance from Property: 126m



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

16 PEARL COURT, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$589,000

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
60 GRAMPIAN BVD, COWES, VIC 3922	\$444,000	20/03/2017
2 KEMBLA RD, COWES, VIC 3922	Price Withheld	28/07/2017
16 PASADENA DR, COWES, VIC 3922	\$477,000	13/04/2017
76 GRAMPIAN BVD, COWES, VIC 3922	\$445,000	05/04/2017

64 GRAMPIAN BVD, COWES, VIC 3922	\$440,000	02/03/2017
29 PASADENA DR, COWES, VIC 3922	\$420,000	25/02/2017