STATEMENT OF INFORMATION

8 KEMBLA ROAD, COWES, VIC 3922 PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



ALEX SCOTT AND STAFF

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



\$610,000

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

Indicative Selling Price

COWES, VIC, 3922

01 July 2017 to 30 September 2017

Suburb Median Sale Price (House)

Single Price:

\$384,000



Provided by: pricefinder

Provided by: Chase Watters, Alex Scott Cowes

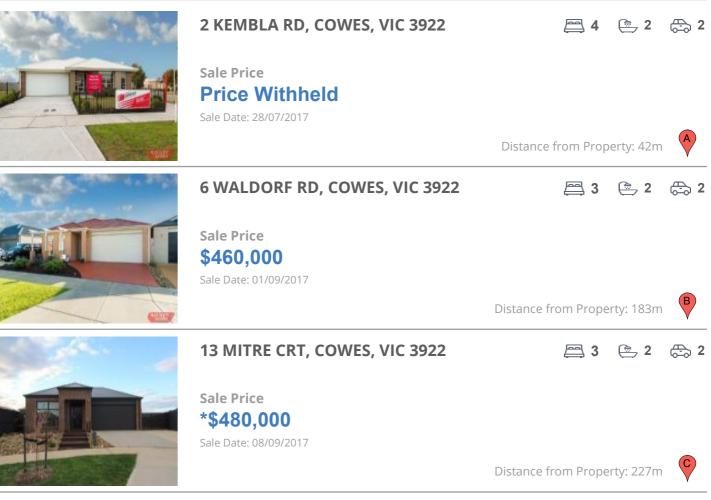


MEDIAN SALE PRICE



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.



This report has been compiled on 06/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 BLOSSOM RD, COWES, VIC 3922

Sale Price Price Withheld Sale Date: 27/09/2017

Distance from Property: 294m



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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address Including suburb and 8 KEMBLA ROAD, COWES, VIC 3922

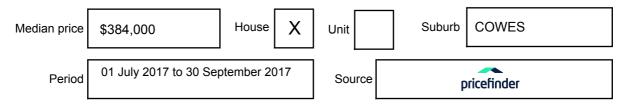
Indicative selling price

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

Single Price:

\$610,000

Median sale price



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	Price	Date of sale
2 KEMBLA RD, COWES, VIC 3922	Price Withheld	28/07/2017
6 WALDORF RD, COWES, VIC 3922	\$460,000	01/09/2017
13 MITRE CRT, COWES, VIC 3922	*\$480,000	08/09/2017
7 BLOSSOM RD, COWES, VIC 3922	Price Withheld	27/09/2017