

STATEMENT OF INFORMATION

8 KEMBLA ROAD, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**8 KEMBLA ROAD, COWES, VIC 3922**

- - -

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$610,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE

**COWES, VIC, 3922****Suburb Median Sale Price (House)****\$384,000**

01 July 2017 to 30 September 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.

**2 KEMBLA RD, COWES, VIC 3922**

- 4 - 2 - 2

Sale Price**Price Withheld**

Sale Date: 28/07/2017

Distance from Property: 42m

**6 WALDORF RD, COWES, VIC 3922**

- 3 - 2 - 2

Sale Price**\$460,000**

Sale Date: 01/09/2017

Distance from Property: 183m

**13 MITRE CRT, COWES, VIC 3922**

- 3 - 2 - 2

Sale Price***\$480,000**

Sale Date: 08/09/2017

Distance from Property: 227m



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

 **4**  **2**  **2**

Sale Price

Price Withheld

Sale Date: 27/09/2017

Distance from Property: 294m



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

Median price

\$384,000

House

X

Unit


Suburb

COWES

Period

01 July 2017 to 30 September 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	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