

STATEMENT OF INFORMATION

14 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



14 KEMBLA ROAD, COWES, VIC 3922

4 2 2

Indicative Selling Price

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

Single Price: **\$579,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$421,000

01 October 2017 to 31 March 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.



19 PENINSULA VIEW, COWES, VIC 3922

4 2 2

Sale Price

\$653,000

Sale Date: 14/12/2017

Distance from Property: 539m



10 BOOBOOK GR, COWES, VIC 3922

4 2 4

Sale Price

\$540,000

Sale Date: 10/10/2017

Distance from Property: 584m



7 BLOSSOM RD, COWES, VIC 3922

4 2 2

Sale Price

\$559,000

Sale Date: 24/09/2017

Distance from Property: 332m



This report has been compiled on 01/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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66 GRAMPIAN BVD, COWES, VIC 3922

3 2 2

Sale Price

\$515,000

Sale Date: 20/12/2017

Distance from Property: 250m



16 PEARL CRT, COWES, VIC 3922

3 2 2

Sale Price

***\$580,000**

Sale Date: 13/10/2017

Distance from Property: 33m



52 ANDERSON RD, COWES, VIC 3922

3 2 2

Sale Price

\$605,000

Sale Date: 14/03/2017

Distance from Property: 793m



34 WAGTAIL WAY, COWES, VIC 3922

3 2 2

Sale Price

\$557,000

Sale Date: 15/02/2017

Distance from Property: 434m



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

14 KEMBLA ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$579,000

Median sale price

Median price

\$421,000

House

X

Unit


Suburb

COWES

Period

01 October 2017 to 31 March 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
19 PENINSULA VIEW, COWES, VIC 3922	\$653,000	14/12/2017
10 BOOBOOK GR, COWES, VIC 3922	\$540,000	10/10/2017
7 BLOSSOM RD, COWES, VIC 3922	\$559,000	24/09/2017
66 GRAMPIAN BVD, COWES, VIC 3922	\$515,000	20/12/2017

16 PEARL CRT, COWES, VIC 3922	*\$580,000	13/10/2017
52 ANDERSON RD, COWES, VIC 3922	\$605,000	14/03/2017
34 WAGTAIL WAY, COWES, VIC 3922	\$557,000	15/02/2017