# 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



**COWES, VIC, 3922** 

01 October 2017 to 31 March 2018

\$421,000

**Suburb Median Sale Price (House)** 

Provided by: Chase Watters, Alex Scott Cowes

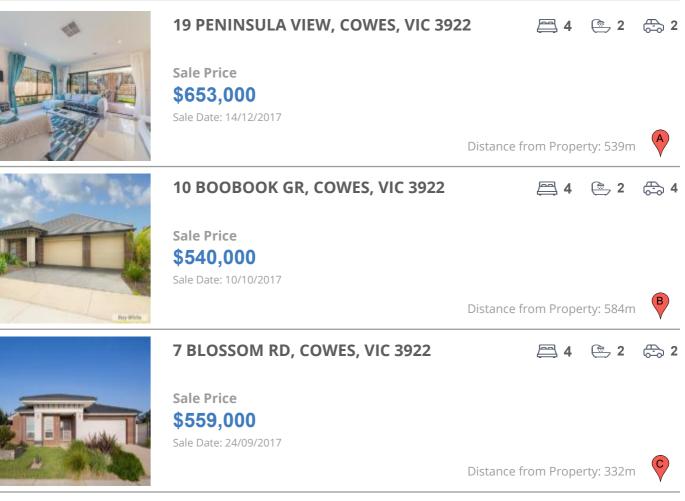
Provided by: pricefinder

## **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 01/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1.4	66 GRAMPIAN BVD, COWES, VIC 3922		<b>— 3</b>	2	🔂 <b>2</b>
	<b>Sale Price</b> <b>\$515,000</b> Sale Date: 20/12/2017	Distance fro	m Proper	rty: 250m	D
	16 PEARL CRT, COWES, VIC 3922		<b>– 3</b>	2	<b>⊕ 2</b>
	<b>Sale Price *\$580,000</b> Sale Date: 13/10/2017				
Pro Calmina Co		Distance fr	om Prope	erty: 33m	E
	52 ANDERSON RD, COWES, VIC 3922		<u> </u>	ڪ 🔁	<b>2</b>
	<b>Sale Price</b> <b>\$605,000</b> Sale Date: 14/03/2017				
		Distance fro	m Proper	rty: 793m	F
at mark	34 WAGTAIL WAY, COWES, VIC 3922		<b>— 3</b>	2	<b>⊕ 2</b>
	<b>Sale Price</b> <b>\$557,000</b> Sale Date: 15/02/2017				
		Distance fro	m Proper	rty: 434m	G

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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 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	Х	Unit	Suburb	COWES
Period	01 October 2017 to 31	March 20	18	Source	р	ricefinder

### **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