

STATEMENT OF INFORMATION

61 BOARDWALK BOULEVARD, 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



61 BOARDWALK BOULEVARD, COWES,

3 2 2

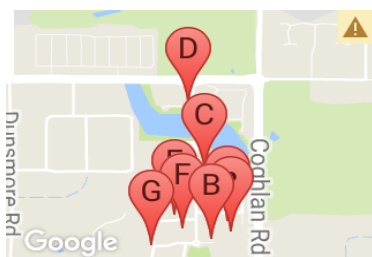
Indicative Selling Price

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

Single Price: \$479,900

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.



10 DUNES RD, COWES, VIC 3922

4 2 4

Sale Price

***\$520,000**

Sale Date: 07/07/2017

Distance from Property: 40m



51 BOARDWALK BVD, COWES, VIC 3922

3 2 2

Sale Price

Price Withheld

Sale Date: 05/06/2017

Distance from Property: 69m



25 BOARDWALK BVD, COWES, VIC 3922

3 2 2

Sale Price

\$530,000

Sale Date: 26/01/2017

Distance from Property: 239m



This report has been compiled on 07/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**2 MALABAR CRT, COWES, VIC 3922**

3 2 2

Sale Price

\$495,000

Sale Date: 08/11/2016

Distance from Property: 480m

**10 SHOALHAVEN RD, COWES, VIC 3922**

4 2 2

Sale Price

\$450,000

Sale Date: 04/11/2016

Distance from Property: 193m

**3 SHOALHAVEN RD, COWES, VIC 3922**

4 2 2

Sale Price

\$500,000

Sale Date: 20/10/2016

Distance from Property: 156m

**26 SHOALHAVEN RD, COWES, VIC 3922**

4 2 7

Sale Price

\$525,000

Sale Date: 07/10/2016

Distance from Property: 264m



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

61 BOARDWALK BOULEVARD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$479,900

Median sale price

Median price

\$390,000

House

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
10 DUNES RD, COWES, VIC 3922	*\$520,000	07/07/2017
51 BOARDWALK BVD, COWES, VIC 3922	Price Withheld	05/06/2017
25 BOARDWALK BVD, COWES, VIC 3922	\$530,000	26/01/2017
2 MALABAR CRT, COWES, VIC 3922	\$495,000	08/11/2016

10 SHOALHAVEN RD, COWES, VIC 3922	\$450,000	04/11/2016
3 SHOALHAVEN RD, COWES, VIC 3922	\$500,000	20/10/2016
26 SHOALHAVEN RD, COWES, VIC 3922	\$525,000	07/10/2016