

STATEMENT OF INFORMATION

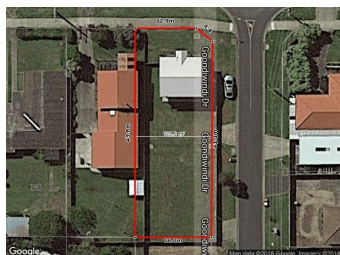
241 SETTLEMENT ROAD, COWES, VIC 3922

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**241 SETTLEMENT ROAD, COWES, VIC**

3 bedrooms 1 bathroom 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$460,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE

**COWES, VIC, 3922**

Suburb Median Sale Price (House)

\$430,000

01 January 2018 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.

**10 WYNDHAM AVE, COWES, VIC 3922**

3 bedrooms 1 bathroom 1 car

Sale Price

***\$455,000**

Sale Date: 08/03/2018

Distance from Property: 333m

**3 CURLEW WAY, COWES, VIC 3922**

2 bedrooms 2 bathrooms 2 cars

Sale Price

\$470,000

Sale Date: 08/02/2018

Distance from Property: 748m

**2 ROYDON RD, COWES, VIC 3922**

4 bedrooms 1 bathroom - cars

Sale Price

\$460,000

Sale Date: 11/08/2017

Distance from Property: 437m



This report has been compiled on 02/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

241 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$460,000

Median sale price

Median price

\$430,000

House

X

Unit


Suburb

COWES

Period

01 January 2018 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
10 WYNDHAM AVE, COWES, VIC 3922	*\$455,000	08/03/2018
3 CURLEW WAY, COWES, VIC 3922	\$470,000	08/02/2018
2 ROYDON RD, COWES, VIC 3922	\$460,000	11/08/2017