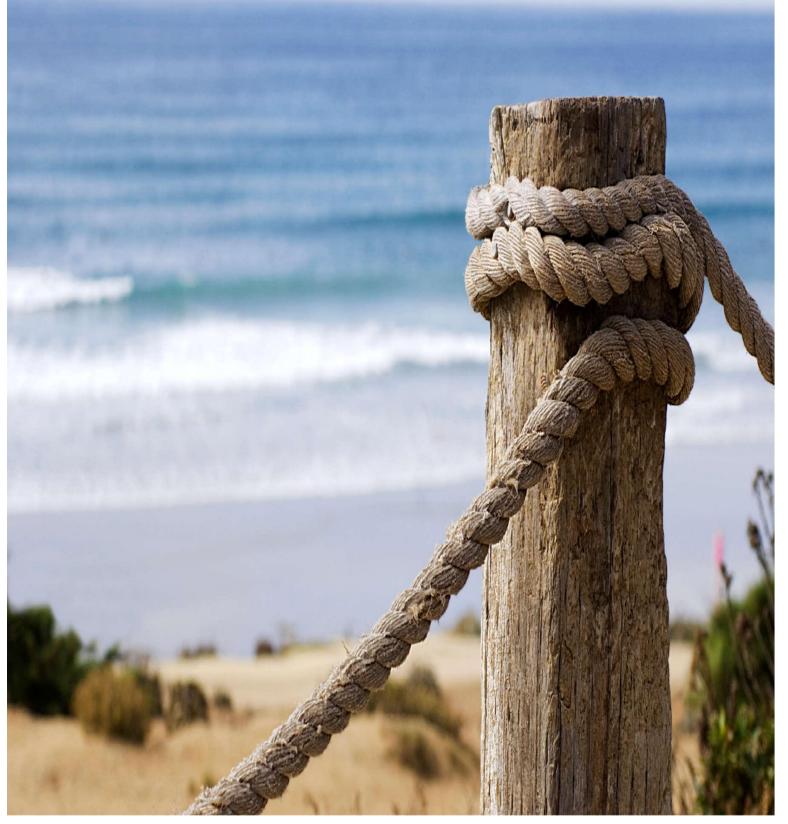
STATEMENT OF INFORMATION

2/7 BEACH STREET, 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



2/7 BEACH STREET, COWES, VIC 3922







Indicative Selling Price

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

Price Range:

\$410,000 to \$430,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (Unit)

\$355,000

01 October 2016 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.



1/15 MCKENZIE RD, COWES, VIC 3922







Sale Price

*\$371,000

Sale Date: 08/11/2017

Distance from Property: 368m





2/5 VAUGHAN ST, COWES, VIC 3922







Sale Price

*\$490,000

Sale Date: 15/08/2017

Distance from Property: 156m





23/1 WARLEY AVE, COWES, VIC 3922







Sale Price

\$470.000

Sale Date: 02/08/2017

Distance from Property: 402m







7/14 OSBOURNE AVE, COWES, VIC 3922 2 2 2 1







Sale Price

\$370,000

Sale Date: 25/07/2017

Distance from Property: 23m





10/7 BEACH ST, COWES, VIC 3922









Sale Price

\$444,000

Sale Date: 23/06/2017

Distance from Property: 65m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

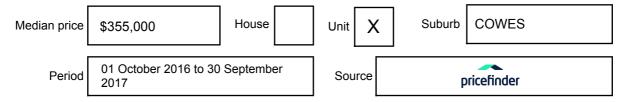
Address Including suburb and postcode	2/7 BEACH STREET, COWES, VIC 3922
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Indicative selling price

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

Price Range: \$410,000 to \$430,000

Median sale price



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
1/15 MCKENZIE RD, COWES, VIC 3922	*\$371,000	08/11/2017
2/5 VAUGHAN ST, COWES, VIC 3922	*\$490,000	15/08/2017
23/1 WARLEY AVE, COWES, VIC 3922	\$470,000	02/08/2017
7/14 OSBOURNE AVE, COWES, VIC 3922	\$370,000	25/07/2017

10/7 BEACH ST, COWES, VIC 3922	\$444,000	23/06/2017
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