

STATEMENT OF INFORMATION

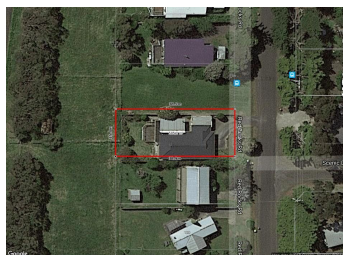
116 RED ROCKS ROAD, COWES, VIC 3922

PREPARED BY COWES ADMIN, ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116 RED ROCKS ROAD, COWES, VIC 3922  3  2  1

Indicative Selling Price

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

Price Range: \$520,000 to \$550,000

Provided by: Cowes Admin, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$429,500

01 April 2017 to 31 March 2018

Provided by: 

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.



625 SETTLEMENT RD, COWES, VIC 3922  3  1  1

Sale Price

***\$540,000**

Sale Date: 08/02/2018

Distance from Property: 700m



23 BAYVIEW DR, COWES, VIC 3922  2  1  1

Sale Price

\$560,000

Sale Date: 28/02/2018

Distance from Property: 472m



18 CYPRESS CRT, COWES, VIC 3922  3  2  3

Sale Price

\$589,000

Sale Date: 09/02/2018

Distance from Property: 909m



This report has been compiled on 07/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**25 HOBSONS PDE, COWES, VIC 3922** **3**  **1**  **1**

Sale Price

\$520,000

Sale Date: 23/01/2018

Distance from Property: 1km

**15 DRIFTWOOD DR, COWES, VIC 3922** **4**  **2**  **1**

Sale Price

\$565,000

Sale Date: 19/01/2018

Distance from Property: 1.1km



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

116 RED ROCKS ROAD, COWES, VIC 3922

Indicative selling price

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

Price Range:

\$520,000 to \$550,000

Median sale price

Median price

\$429,500

House

X

Unit


Suburb

COWES

Period

01 April 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
625 SETTLEMENT RD, COWES, VIC 3922	*\$540,000	08/02/2018
23 BAYVIEW DR, COWES, VIC 3922	\$560,000	28/02/2018
18 CYPRESS CRT, COWES, VIC 3922	\$589,000	09/02/2018
25 HOBSONS PDE, COWES, VIC 3922	\$520,000	23/01/2018

15 DRIFTWOOD DR, COWES, VIC 3922	\$565,000	19/01/2018
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