

STATEMENT OF INFORMATION

102 GRAMPIAN BOULEVARD, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



ALEX SCOTT
AND STAFF

Est. 1886

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



102 GRAMPIAN BOULEVARD, COWES, VIC 4 2 2

Indicative Selling Price

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

Single Price: **\$579,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$419,000

01 April 2017 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 WATER VIEW RISE, COWES, VIC 3922

4 2 2

Sale Price

\$575,000

Sale Date: 27/10/2016

Distance from Property: 628m



121 MCKENZIE RD, COWES, VIC 3922

3 3 4

Sale Price

\$575,000

Sale Date: 29/10/2016

Distance from Property: 1.3km



16 PEARL CRT, COWES, VIC 3922

3 2 2

Sale Price

\$580,000

Sale Date: 13/10/2017

Distance from Property: 217m



This report has been compiled on 27/04/2018 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

102 GRAMPIAN BOULEVARD, 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

\$419,000

House



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
10 WATER VIEW RISE, COWES, VIC 3922	\$575,000	27/10/2016
121 MCKENZIE RD, COWES, VIC 3922	\$575,000	29/10/2016
16 PEARL CRT, COWES, VIC 3922	\$580,000	13/10/2017