

STATEMENT OF INFORMATION

95 JUSTICE ROAD, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 JUSTICE ROAD, COWES, VIC 3922

2 1 -

Indicative Selling Price

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

Single Price: **\$285,000**

Provided by: Brian Silver, 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.



112 RED ROCKS RD, COWES, VIC 3922

2 1 1

Sale Price

\$272,500

Sale Date: 06/05/2017

Distance from Property: 941m



29 TEDDY BEAR LANE, COWES, VIC 3922

2 1 2

Sale Price

\$275,000

Sale Date: 26/04/2017

Distance from Property: 570m



93 SCENIC DR, COWES, VIC 3922

2 1 2

Sale Price

\$270,000

Sale Date: 12/04/2017

Distance from Property: 693m



This report has been compiled on 18/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**2 BAY CRT, COWES, VIC 3922**

2 1 2

Sale Price

***\$249,000**

Sale Date: 10/04/2017

Distance from Property: 430m

**41 PLOVER ST, COWES, VIC 3922**

2 1 1

Sale Price

\$272,500

Sale Date: 05/04/2017

Distance from Property: 58m

**35 PLOVER ST, COWES, VIC 3922**

2 1 2

Sale Price

\$290,000

Sale Date: 08/03/2017

Distance from Property: 74m

**22 OUTLOOK DR, COWES, VIC 3922**

2 1 2

Sale Price

\$267,501

Sale Date: 31/01/2017

Distance from Property: 651m

**31 SCENIC DR, COWES, VIC 3922**

2 1 -

Sale Price

\$255,000

Sale Date: 20/01/2017

Distance from Property: 448m





46 VENTNOR RD, COWES, VIC 3922

 **2**  **1**  **1**

Sale Price

\$242,000

Sale Date: 24/10/2016

Distance from Property: 751m



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

95 JUSTICE ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$390,000

House

X

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
112 RED ROCKS RD, COWES, VIC 3922	\$272,500	06/05/2017
29 TEDDY BEAR LANE, COWES, VIC 3922	\$275,000	26/04/2017
93 SCENIC DR, COWES, VIC 3922	\$270,000	12/04/2017
2 BAY CRT, COWES, VIC 3922	*\$249,000	10/04/2017

41 PLOVER ST, COWES, VIC 3922	\$272,500	05/04/2017
35 PLOVER ST, COWES, VIC 3922	\$290,000	08/03/2017
22 OUTLOOK DR, COWES, VIC 3922	\$267,501	31/01/2017
31 SCENIC DR, COWES, VIC 3922	\$255,000	20/01/2017
46 VENTNOR RD, COWES, VIC 3922	\$242,000	24/10/2016