STATEMENT OF INFORMATION

95 JUSTICE ROAD, COWES, VIC 3922 PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



\$285,000

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

Single Price:

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

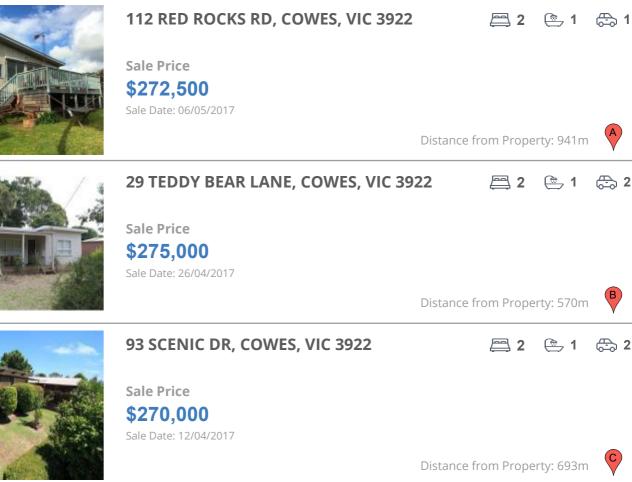
\$390,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

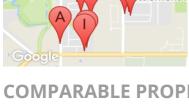
COMPARABLE PROPERTIES

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.



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.







	2 BAY CRT, COWES, VIC 3922	📇 2 🗁 1 🚓 2
	Sale Price *\$249,000 Sale Date: 10/04/2017	Distance from Property: 430m
		Y
	41 PLOVER ST, COWES, VIC 3922	📇 2 🔄 1 🚓 1
	Sale Price \$272,500 Sale Date: 05/04/2017	
At the second		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
the second	31 SCENIC DR, COWES, VIC 3922	📇 2 🔄 1 🚓 -
	Sale Price \$255,000 Sale Date: 20/01/2017	
		Distance from Property: 448m

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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





46 VENTNOR RD, COWES, VIC 3922 🕮 2 🗁 1 🚓 1



Sale Price \$242,000 Sale Date: 24/10/2016

Distance from Property: 751m



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	Х	Unit	Suburb	COWES
Period	01 July 2016 to 30 June 2017		Source	р	ricefinder	

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

