

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 43 Goodwood Drive, Cowes, VIC 3922

Indicative selling price

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

Single Price \$699,000

Median sale price

Median price \$752,000 Property Type House Suburb Cowes (3922)

Period - From 01/07/2023 to 30/06/2024 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
45-47 BAYVIEW DRIVE, COWES VIC 3922	\$860,000	02/08/2023
26 SEACREST DRIVE, COWES VIC 3922	\$909,590	16/08/2023
116 PEMBREY LOOP, COWES VIC 3922	\$689,000	06/03/2024

This Statement of Information was prepared on: 23/02/2024