



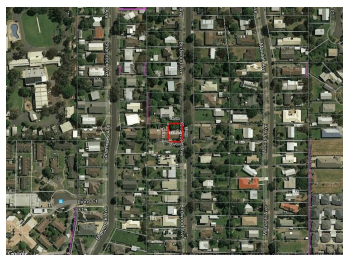
STATEMENT OF INFORMATION

1/16-18 BIRDWOOD AVENUE, COWES, VIC-3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1/16-18 BIRDWOOD AVENUE, COWES, VIC**  2  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$329,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (Unit)

\$384,500

01 July 2016 to 30 June 2017

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.

**5/6 PARK ST, COWES, VIC 3922** 2  1  2

Sale Price

\$315,000

Sale Date: 17/04/2017

Distance from Property: 319m

**41 JENNER AVE, COWES, VIC 3922** 3  1  2

Sale Price

***\$337,000**

Sale Date: 09/03/2017

Distance from Property: 289m

**26 BIRDWOOD AVE, COWES, VIC 3922** 4  1  3

Sale Price

\$425,000

Sale Date: 28/01/2017

Distance from Property: 81m



This report has been compiled on 09/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - 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

1/16-18 BIRDWOOD AVENUE, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$384,500

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
5/6 PARK ST, COWES, VIC 3922	\$315,000	17/04/2017
41 JENNER AVE, COWES, VIC 3922	*\$337,000	09/03/2017
26 BIRDWOOD AVE, COWES, VIC 3922	\$425,000	28/01/2017