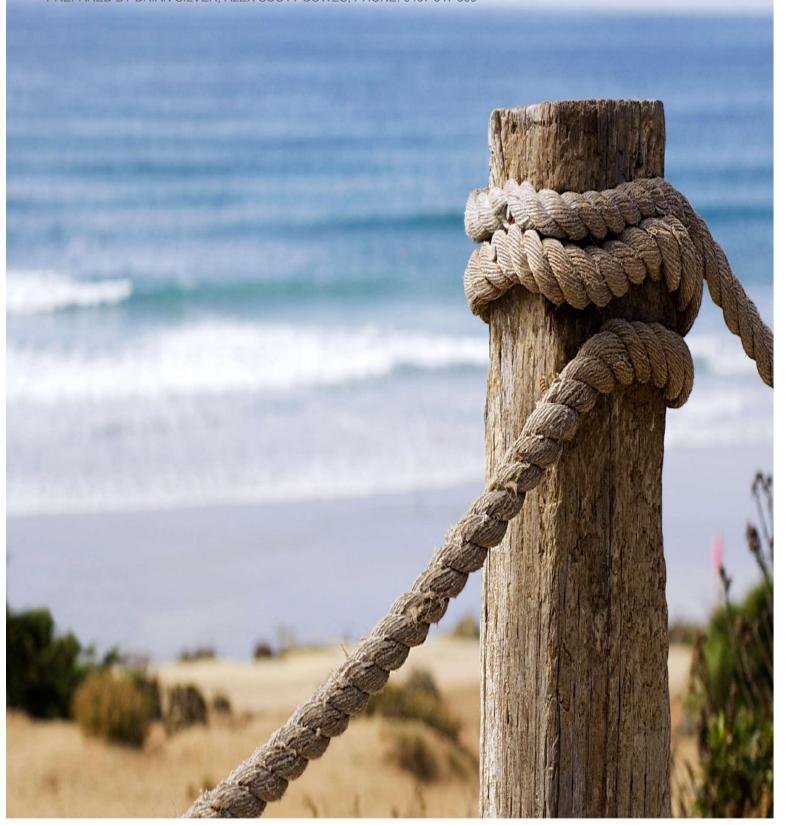
STATEMENT OF INFORMATION

17 WATERFORD DRIVE, 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



17 WATERFORD DRIVE, COWES, VIC 3922 🕮 4 🕒 2 🚓 2

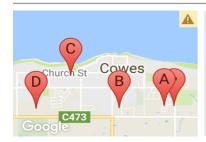
Indicative Selling Price

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

Single Price: \$595,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$399,000

01 January 2017 to 31 December 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.



7 SHOALHAVEN RD, COWES, VIC 3922







Sale Price

\$550,000

Sale Date: 23/12/2017

Distance from Property: 247m





5 ACACIA CL, COWES, VIC 3922







Sale Price

\$570,000

Sale Date: 27/09/2017

Distance from Property: 1.4km





15 KENWYN CRT, COWES, VIC 3922







Sale Price

*\$585,000

Sale Date: 16/01/2018

Distance from Property: 2.8km







16 PEARL CRT, COWES, VIC 3922





Sale Price

*\$580,000

Sale Date: 13/10/2017





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	17 WATERFORD DRIVE, COWES, VIC 3922
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Indicative selling price

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

Single Price:	\$595,000

Median sale price

Median price	\$399,000	House	Χ	Unit	Suburb	COWES
Period	01 January 2017 to 31 December 2017		Source	pricefinder		

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
7 SHOALHAVEN RD, COWES, VIC 3922	\$550,000	23/12/2017
5 ACACIA CL, COWES, VIC 3922	\$570,000	27/09/2017
15 KENWYN CRT, COWES, VIC 3922	*\$585,000	16/01/2018
16 PEARL CRT, COWES, VIC 3922	*\$580,000	13/10/2017