

# 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](http://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: 

## 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**  3  2  2

Sale Price

**\$550,000**

Sale Date: 23/12/2017

Distance from Property: 247m



**5 ACACIA CL, COWES, VIC 3922**  4  2  2

Sale Price

**\$570,000**

Sale Date: 27/09/2017

Distance from Property: 1.4km



**15 KENWYN CRT, COWES, VIC 3922**  3  2  2

Sale Price

**\*\$585,000**

Sale Date: 16/01/2018

Distance from Property: 2.8km



This report has been compiled on 05/03/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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.



**16 PEARL CRT, COWES, VIC 3922**

 **3**  **2**  **2**

**Sale Price**

**\*\$580,000**

Sale Date: 13/10/2017

Distance from Property: 3.6km



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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$595,000

Median sale price

Median price

\$399,000

House

X

Unit


Suburb

COWES

Period

01 January 2017 to 31 December 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
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