# STATEMENT OF INFORMATION

1/28 GRANDVIEW GROVE, 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



# **MEDIAN SALE PRICE**



# **COWES**, VIC, 3922

Suburb Median Sale Price (Unit)

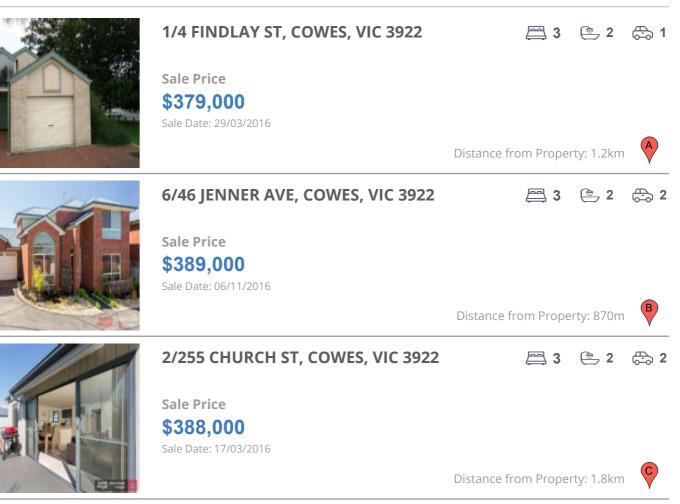
\$384,500

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 21/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# 2/120 CHURCH ST, COWES, VIC 3922 🚔 2 😓 2 😓 2

**Sale Price** \$380,000 Sale Date: 20/08/2016

Distance from Property: 870m



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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 1/28 GRANDVIEW GROVE, COWES, VIC 3922

### Indicative selling price

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

Single Price:

\$389,000

### Median sale price

Median price	\$384,500	House	Unit	Suburb	COWES
Period	01 July 2016 to 30 Jun	ie 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
1/4 FINDLAY ST, COWES, VIC 3922	\$379,000	29/03/2016
6/46 JENNER AVE, COWES, VIC 3922	\$389,000	06/11/2016
2/255 CHURCH ST, COWES, VIC 3922	\$388,000	17/03/2016
2/120 CHURCH ST, COWES, VIC 3922	\$380,000	20/08/2016

