

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/14-16 Osbourne Avenue, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$700,000

&

\$749,000

Median sale price

Median price

\$597,500

Property Type

Townhouse

Suburb

Cowes (3922)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

Comparable property sales

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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
5/9 DOUGLAS ROAD, COWES VIC 3922	\$765,000	15/02/2024
7/7 BEACH STREET, COWES VIC 3922	\$775,000	19/07/2024
4/8 VAUGHAN STREET, COWES VIC 3922	\$705,000	06/09/2024

This Statement of Information was prepared on: 04/11/2024