

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

22 Grampian Boulevard Cowes VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$895,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

XXXXXX

Property type

HOUSE

Suburb

Cowes

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

15 Water View Rise Cowes VIC 3922	\$890,000	26-Jul-21
17 Water View Rise Cowes VIC 3922	\$947,000	27-Aug-20
46 Anderson Road Cowes VIC 3922	\$925,000	25-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 August 2021



15 Water View Rise Cowes VIC 3922

Sold Price

^{RS} **\$890,000**

Sold Date

26-Jul-21

 4  2  2

Distance

0.55km



17 Water View Rise Cowes VIC 3922

Sold Price

\$947,000

Sold Date

27-Aug-20

 4  2  2

Distance

0.57km



46 Anderson Road Cowes VIC 3922

Sold Price

\$925,000

Sold Date

25-Jun-21

 4  2  2

Distance

0.84km



6 Blue Wren Place Cowes VIC 3922

Sold Price

\$870,000

Sold Date

31-Jan-21

 4  2  2

Distance

0.45km



6 Chillingworth Road Cowes VIC 3922

Sold Price

\$890,000

Sold Date

09-Oct-20

 4  2  2

Distance

1.3km



2 Malay Street Cowes VIC 3922

Sold Price

\$960,000

Sold Date

03-Apr-21

 4  2  1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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161-163 Church Street Cowes VIC 3922

 3  2  2

Sold Price

\$999,000

Sold Date

19-Apr-21

Distance

1.35km



168 Settlement Road Cowes VIC 3922

 4  1  1

Sold Price

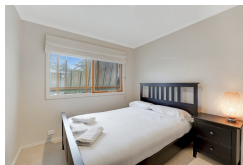
^{RS} **\$960,000**

Sold Date

09-Jul-21

Distance

2.15km



7 Honeyeater Drive Silverleaves VIC 3922

 4  2  2

Sold Price

^{RS} **\$989,000**

Sold Date

22-Jul-21

Distance

3.91km



15 Honeysuckle Grove Silverleaves VIC 3922

 4  2  2

Sold Price

\$975,000

Sold Date

21-Apr-21

Distance

3.99km



29 Bruce Road Silverleaves VIC 3922

 4  2  2

Sold Price

\$970,000

Sold Date

21-Dec-20

Distance

4.88km

RS = Recent sale

UN = Undisclosed Sale

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