

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

1/9 OSBOURNE AVENUE, COWES, VIC 3922

Indicative selling price

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

Single Price / Range

\$559,000

Median sale price

Median price

\$335,000

House

Unit

X

Suburb

COWES

Period

01 April 2016 to 31 March 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
25/1 WARLEY AVE, COWES, VIC 3922	Price Withheld	13/04/2017
19/7 BEACH ST, COWES, VIC 3922	\$475,000	06/03/2017
6 ALBERT ST, COWES, VIC 3922	*\$543,500	14/03/2017