# 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

18	ST	GEORGES	ROAD	COWES	VIC 3922
10	01	OLONOLO	NOAD	COVLO	VIC 3322

### Indicative selling price

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

Single Price	\$579,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$750,000	Prop	erty type		House	Suburb	Cowes
Period-from	01 Dec 2023	to	30 Nov 2	2024	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		
1 IRVING ROAD COWES VIC 3922	\$570,000	22-Jun-23		
21 CHURCHILL DRIVE COWES VIC 3922	\$505,000	15-Nov-24		
202 THOMPSON AVENUE COWES VIC 3922	\$598,000	24-Mar-24		

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.

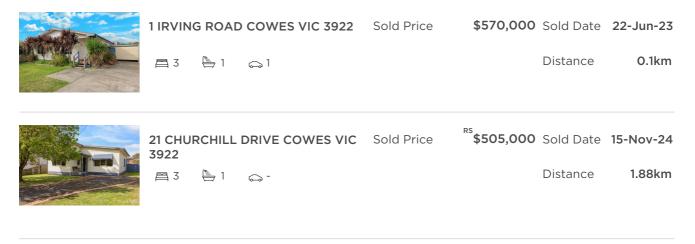
This Statement of Information was prepared on: 10 December 2024



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202 THOMPSON AVENUE COWES VIC 3922			Sold Price	\$598,000	Sold Date	24-Mar-24
昌 3	2	<b>⇔</b> 1			Distance	0.18km

RS = Recent sale UN = Undisclosed Sale

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