

## 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

28 HELEN STREET, COWES, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$365,000

### Median sale price

Median price

\$397,000

House

☒

Unit

☐

Suburb

COWES

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### 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

29 HELEN ST, COWES, VIC 3922	\$420,000	13/10/2017
31 PINE AVE, COWES, VIC 3922	\$326,000	12/07/2017
4 PLOVER ST, COWES, VIC 3922	\$315,000	07/06/2017