

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

Unit
3 /17-21 Birch Crescent 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$364,500

Property type

Unit

Suburb

Cowes

Period-from

01 Sep 2018

to

31 Aug 2019

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

21 Birch Crescent Cowes VIC 3922	\$455,000	21-Aug-17
29 Birch Crescent Cowes VIC 3922	\$475,000	16-Oct-17
3 Birch Crescent Cowes VIC 3922	\$542,490	13-Mar-18

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: 13 September 2019

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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21 Birch Crescent Cowes VIC 3922	Sold Price	\$455,000	Sold Date	21-Aug-17
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- - -

Distance 0.03km



29 Birch Crescent Cowes VIC 3922	Sold Price	\$475,000	Sold Date	16-Oct-17
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3 2 2

Distance 0.06km

3 Birch Crescent Cowes VIC 3922	Sold Price	\$542,490	Sold Date	13-Mar-18
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3 2 2

Distance 0.08km

RS = Recent sale

UN = Undisclosed Sale

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