

# 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

2-4 Ventnor Road Cowes, 3922

## Indicative selling price

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

Single price \$585,000.00

## Median sale price

Median price \$530,000.00 Property Type HOUSE Suburb PHILLIP ISLAND

Period - From 01-Jun-2019 to 31-May-2020 Source Rp Data Core Logic

## 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
1	10 Hereward Close, Cowes VIC 3922	\$670,000.00	20-Jan-2020
2	2 Victoria Court, Cowes VIC 3922	\$650,000.00	19-Mar-2020
3	7 Justice Road, Cowes VIC 3922	\$620,000.00	20-Jun-2019

This statement of information was prepared on 22-Sep-2020 at 9:23:09 AM EST