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

3 GOODENIA PLACE COWES VIC 3922

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$999,000	&	\$1,098,900
n sale price					
house or unit as app	olicable)				
Madian Drian	¢751.000	Draparty type	Начаа	Cuburb	Course

Median Price	\$751,000	Property type		House		Suburb	Cowes
Period-from	01 Nov 2023	to	31 Oct 20	024	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
17 ANCHORAGE ROAD VENTNOR VIC 3922	\$1,000,000	12-Sep-24
14 GORDON STREET COWES VIC 3922	\$1,080,000	12-Sep-23
35 PALL MALL VENTNOR VIC 3922	\$1,000,000	23-May-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: 21 November 2024



consumer.vic.gov.au



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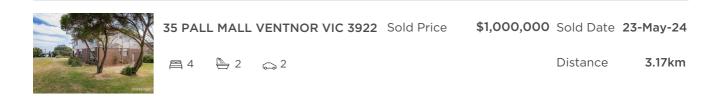


 17 ANCHORAGE ROAD VENTNOR
 Sold Price
 \$1,000,000
 Sold Date
 12-Sep-24

 VIC 3922
 Image: Solid Date
 12-Sep-24
 Distance
 2.74km



14 GORDON STREET COWES VIC
3922Sold Price\$1,080,000Sold Date12-Sep-23▲ 4▲ 2△ 2Distance2.42km



RS = Recent sale UN = Undisclosed Sale

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