STATEMENT OF INFORMATION

260 SETTLEMENT ROAD, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



260 SETTLEMENT ROAD, COWES, VIC







Indicative Selling Price

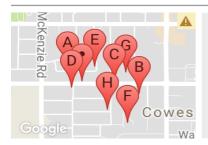
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$390,000 to \$410,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



58 WYNDHAM AVE, COWES, VIC 3922







Sale Price

*\$495,000

Sale Date: 25/07/2017

Distance from Property: 129m





4/2 GRANDVIEW GR, COWES, VIC 3922









Sale Price

\$310,000

Sale Date: 08/05/2017

Distance from Property: 378m





236 SETTLEMENT RD, COWES, VIC 3922







Sale Price

\$319,000

Sale Date: 10/04/2017

Distance from Property: 209m







271 SETTLEMENT RD, COWES, VIC 3922 (27) 3 (2) 1 (2) 1







Sale Price

*\$361,000

Sale Date: 24/02/2017

Distance from Property: 80m





28 WYNDHAM AVE, COWES, VIC 3922









Sale Price

\$382,500

Sale Date: 08/02/2017

Distance from Property: 134m





12 KILLARA CL, COWES, VIC 3922







Sale Price

*\$470,000

Sale Date: 19/06/2017

Distance from Property: 414m





5/26 DOUGLAS RD, COWES, VIC 3922









Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 291m





4 YARRAMUNDI WAY, COWES, VIC 3922





Sale Price

\$437,500

Sale Date: 31/03/2017

Distance from Property: 258m



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	260 SETTLEMENT ROAD, COWES, VIC 3922
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$390,000 to \$410,000

Median sale price

Median price	\$390,000	House	Χ	Unit	Suburb	COWES
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder	

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
58 WYNDHAM AVE, COWES, VIC 3922	*\$495,000	25/07/2017
4/2 GRANDVIEW GR, COWES, VIC 3922	\$310,000	08/05/2017
236 SETTLEMENT RD, COWES, VIC 3922	\$319,000	10/04/2017
271 SETTLEMENT RD, COWES, VIC 3922	*\$361,000	24/02/2017



28 WYNDHAM AVE, COWES, VIC 3922	\$382,500	08/02/2017
12 KILLARA CL, COWES, VIC 3922	*\$470,000	19/06/2017
5/26 DOUGLAS RD, COWES, VIC 3922	Price Withheld	20/07/2017
4 YARRAMUNDI WAY, COWES, VIC 3922	\$437,500	31/03/2017

