

STATEMENT OF INFORMATION

260 SETTLEMENT ROAD, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



260 SETTLEMENT ROAD, COWES, VIC

3 1 3

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

3 1 2

Sale Price

***\$495,000**

Sale Date: 25/07/2017

Distance from Property: 129m



4/2 GRANDVIEW GR, COWES, VIC 3922

3 1 1

Sale Price

\$310,000

Sale Date: 08/05/2017

Distance from Property: 378m



236 SETTLEMENT RD, COWES, VIC 3922

3 1 2

Sale Price

\$319,000

Sale Date: 10/04/2017

Distance from Property: 209m



This report has been compiled on 13/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**271 SETTLEMENT RD, COWES, VIC 3922**

3 1 1

Sale Price

***\$361,000**

Sale Date: 24/02/2017

Distance from Property: 80m

**28 WYNDHAM AVE, COWES, VIC 3922**

3 2 2

Sale Price

\$382,500

Sale Date: 08/02/2017

Distance from Property: 134m

**12 KILLARA CL, COWES, VIC 3922**

4 2 2

Sale Price

***\$470,000**

Sale Date: 19/06/2017

Distance from Property: 414m

**5/26 DOUGLAS RD, COWES, VIC 3922**

2 1 1

Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 291m

**4 YARRAMUNDI WAY, COWES, VIC 3922**

5 2 5

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

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

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source



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