



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



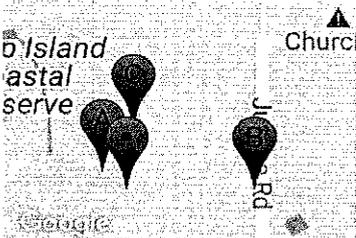
25 HOBSONS PARADE, COWES, VIC 3922 - -

Indicative Selling Price

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

Single Price: **\$529,000**

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$397,000

01 January 2017 to 31 December 2017

Provided by:

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.



32 HOBSONS PDE, COWES, VIC 3922 3 1 3

Sale Price

\$365,000

Sale Date: 26/07/2017

Distance from Property: 51m



50 JUSTICE RD, COWES, VIC 3922 3 2 2

Sale Price

***\$385,000**

Sale Date: 22/06/2017

Distance from Property: 217m



13 DRIFTWOOD DR, COWES, VIC 3922 3 2 1

Sale Price

\$410,000

Sale Date: 28/07/2017

Distance from Property: 117m

This report has been compiled on 02/01/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

25 HOBSONS PARADE, COWES, VIC 3922

Indicative selling price

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

Single Price: \$529,000

Median sale price

Median price

\$397,000

House

Unit

Suburb

COWES

Period

01 January 2017 to 31 December
2017

Source


pricemeter

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
32 HOBSONS PDE, COWES, VIC 3922	\$365,000	26/07/2017
50 JUSTICE RD, COWES, VIC 3922	*\$385,000	22/06/2017
13 DRIFTWOOD DR, COWES, VIC 3922	\$410,000	28/07/2017