

STATEMENT OF INFORMATION

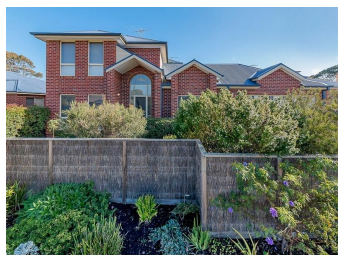
7/46-48 JENNER AVENUE, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/46-48 JENNER AVENUE, COWES, VIC

3 2 2

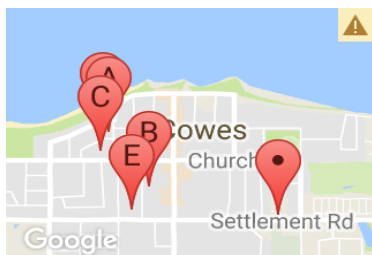
Indicative Selling Price

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

Single Price: \$445,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (Unit)

\$379,000

01 January 2017 to 31 December 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.



4/14 OSBOURNE AVE, COWES, VIC 3922

3 2 1

Sale Price

***\$457,500**

Sale Date: 15/01/2018

Distance from Property: 1.3km



2/9 DOUGLAS RD, COWES, VIC 3922

3 2 2

Sale Price

***\$459,000**

Sale Date: 10/01/2018

Distance from Property: 858m



3/120 CHURCH ST, COWES, VIC 3922

3 2 2

Sale Price

***\$447,000**

Sale Date: 28/11/2017

Distance from Property: 1.2km



This report has been compiled on 25/01/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**3/7 BEACH ST, COWES, VIC 3922** **3**  **2**  **2****Sale Price****\$451,000**

Sale Date: 02/11/2017

Distance from Property: 1.3km

**6/230 SETTLEMENT RD, COWES, VIC 3922** **3**  **2**  **1****Sale Price****\$460,000**

Sale Date: 11/08/2017

Distance from Property: 950m



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

7/46-48 JENNER AVENUE, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$445,000

Median sale price

Median price

\$379,000

House

Unit

X


Suburb

COWES

Period

01 January 2017 to 31 December 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
4/14 OSBOURNE AVE, COWES, VIC 3922	*\$457,500	15/01/2018
2/9 DOUGLAS RD, COWES, VIC 3922	*\$459,000	10/01/2018
3/120 CHURCH ST, COWES, VIC 3922	*\$447,000	28/11/2017
3/7 BEACH ST, COWES, VIC 3922	\$451,000	02/11/2017

6/230 SETTLEMENT RD, COWES, VIC 3922

\$460,000

11/08/2017