



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 7 LITTLE PENGUIN COURT, COWES, VIC

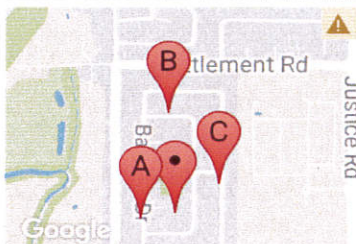
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#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$359,000**

## MEDIAN SALE PRICE



### COWES, VIC, 3922

Suburb Median Sale Price (House)

**\$397,000**

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.



### 64 BAYVIEW DR, COWES, VIC 3922

2 1 2

Sale Price

**\*\$352,000**

Sale Date: 19/12/2017

Distance from Property: 114m



### 10 TEDDY BEAR LANE, COWES, VIC 3922

3 1 3

Sale Price

**\*\$370,000**

Sale Date: 06/12/2017

Distance from Property: 372m



### 44 SCENIC DR, COWES, VIC 3922

3 2 2

Sale Price

**\$357,000**

Sale Date: 29/08/2017

Distance from Property: 186m



This report has been compiled on 07/02/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 7 LITTLE PENGUIN COURT, COWES, VIC 3922

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$359,000

#### Median sale price

Median price \$397,000

House ☒

Unit ☐

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
64 BAYVIEW DR, COWES, VIC 3922	*\$352,000	19/12/2017
10 TEDDY BEAR LANE, COWES, VIC 3922	*\$370,000	06/12/2017
44 SCENIC DR, COWES, VIC 3922	\$357,000	29/08/2017