Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

7 KILLARA CLOSE COWES VIC 3922

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$749,000	&	\$769,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$727,000	Property type	House	Suburb	Cowes				

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale		
28B MORGAN STREET COWES VIC 3922	\$750,000	16-Oct-23		
31 CHURCH STREET COWES VIC 3922	\$795,000	16-Jan-25		
326 SETTLEMENT ROAD COWES VIC 3922	\$792,000	29-Aug-24		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 February 2025

Source



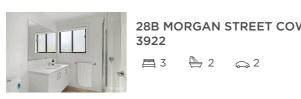
Corelogic

consumer.vic.gov.au



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8B MORGAN STREET COWES 922	SVIC Sold Price	\$750,000 Sold Date	16-Oct-23
🖴 3 👆 2 👝 2		Distance	0.38km



10.00	31 CHURCH STREET COWES VIC 3922			Sold Price	^{RS} \$795,000 S	Sold Date	16-Jan-25
	昌 3	2	⇔1		Γ	Distance	0.93km



F	326 SETTLEMENT ROAD COWES VIC 3922			Sold Price	\$792,000	Sold Date 29-Aug-24	
a la	酉 4	2	⇔ 2			Distance	0.77km

RS = Recent sale UN = Undisclosed Sale

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