

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

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

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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

A* 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
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



28B MORGAN STREET COWES VIC 3922

 3  2  2

Sold Price

\$750,000

Sold Date

16-Oct-23

Distance

0.38km



31 CHURCH STREET COWES VIC 3922

 3  2  1

Sold Price

^{RS} **\$795,000**

Sold Date

16-Jan-25

Distance

0.93km



326 SETTLEMENT ROAD COWES VIC 3922

 4  2  2

Sold Price

\$792,000

Sold Date

29-Aug-24

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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