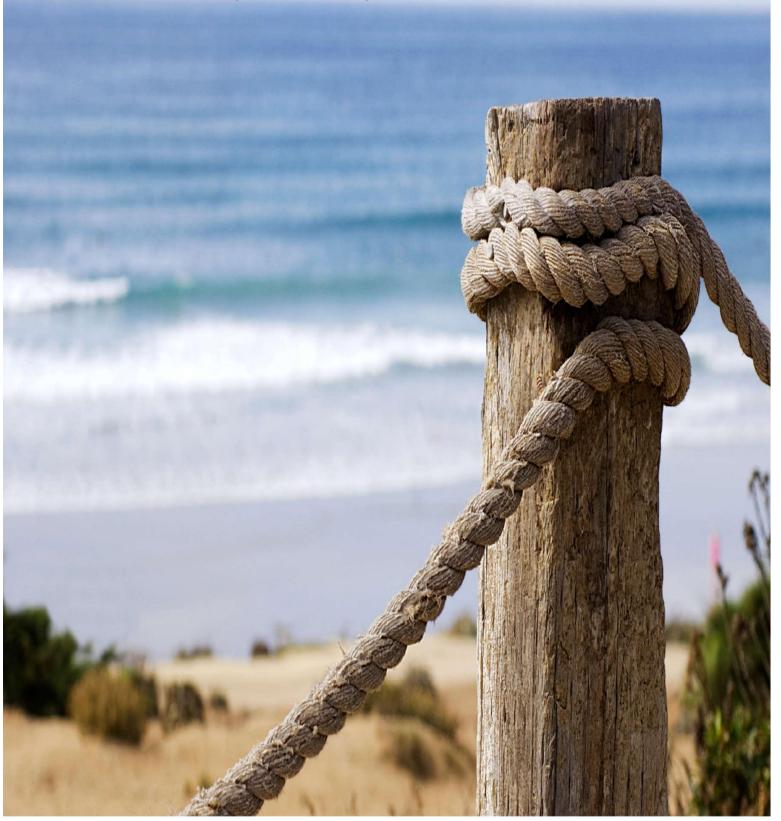
STATEMENT OF INFORMATION

625 SETTLEMENT ROAD, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



625 SETTLEMENT ROAD, COWES, VIC







Indicative Selling Price

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

Single Price: \$559,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$418,500

01 July 2017 to 30 September 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.



98 RED ROCKS RD, COWES, VIC 3922







Sale Price

\$480,000

Sale Date: 24/06/2017

Distance from Property: 551m





102 RED ROCKS RD, COWES, VIC 3922









Sale Price

\$425,000

Sale Date: 25/09/2016

Distance from Property: 597m





44 RED ROCKS RD, COWES, VIC 3922







Sale Price

\$405.000

Sale Date: 24/08/2016

Distance from Property: 126m













Sale Price

*\$582,500

Sale Date: 07/07/2017

Distance from Property: 200m





51 RED ROCKS RD, COWES, VIC 3922







Sale Price

\$405,000

Sale Date: 13/03/2017





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	625 SETTLEMENT ROAD, COWES, VIC 3922
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single Price:	\$559,000						

Median sale price

Median price	\$418,500	House	Х	Unit	Suburb	COWES
Period	01 July 2017 to 30 September 2017		Source	p	ricefinder	

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
98 RED ROCKS RD, COWES, VIC 3922	\$480,000	24/06/2017
102 RED ROCKS RD, COWES, VIC 3922	\$425,000	25/09/2016
44 RED ROCKS RD, COWES, VIC 3922	\$405,000	24/08/2016
1/2 RYAN CRT, COWES, VIC 3922	*\$582,500	07/07/2017

51 RED ROCKS RD, COWES, VIC 3922	\$405,000	13/03/2017
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