

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

3 1 1

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

3 1 1

Sale Price

\$480,000

Sale Date: 24/06/2017

Distance from Property: 551m



102 RED ROCKS RD, COWES, VIC 3922

3 1 4

Sale Price

\$425,000

Sale Date: 25/09/2016

Distance from Property: 597m



44 RED ROCKS RD, COWES, VIC 3922

3 2 2

Sale Price

\$405,000

Sale Date: 24/08/2016

Distance from Property: 126m



This report has been compiled on 29/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1/2 RYAN CRT, COWES, VIC 3922

 4  2  2

Sale Price

***\$582,500**

Sale Date: 07/07/2017

Distance from Property: 200m



51 RED ROCKS RD, COWES, VIC 3922

 4  2  -

Sale Price

\$405,000

Sale Date: 13/03/2017

Distance from Property: 234m



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

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

X

Unit


Suburb

COWES

Period

01 July 2017 to 30 September 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
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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