



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11/4 THE ESPLANADE, COWES, VIC 3922**

3 2 2

**Indicative Selling Price**

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

**Single Price: \$769,000**

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

**Suburb Median Sale Price (Unit)**

**\$371,000**

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.



**4, COWES, VIC 3922**

3 2 2

**Sale Price**

**\*\$650,000**

Sale Date: 19/02/2018

Distance from Property: 1.1km



**13/4 THE ESP, COWES, VIC 3922**

3 2 2

**Sale Price**

**\$650,000**

Sale Date: 20/11/2017

Distance from Property: 0m



**10/4 THE ESP, COWES, VIC 3922**

3 2 1

**Sale Price**

**\$712,500**

Sale Date: 03/10/2017

Distance from Property: 0m



This report has been compiled on 16/03/2018 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 11/4 THE ESPLANADE, 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: \$769,000

### Median sale price

Median price \$371,000 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
4, COWES, VIC 3922	*\$650,000	19/02/2018
13/4 THE ESP, COWES, VIC 3922	\$650,000	20/11/2017
10/4 THE ESP, COWES, VIC 3922	\$712,500	03/10/2017