



Kane Phillips

M 0410017611

E kane.phillips@obrienrealestate.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

38 Pine Avenue Cowes VIC 3922

3
 1
 2

## Indicative Selling Price

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

Single Price \$380,000

## Median Sale Price

\$508,000 Houses in Cowes between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## 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.

**31 Teddy Bear Lane Cowes VIC 3922**

3
 1
 1

Sold Price **\$395,000** Sold Date **31-Jul-18**Distance **1km****583 Settlement Road Cowes VIC 3922**

3
 2
 5

Sold Price **\$390,000** Sold Date **11-Jun-18**Distance **1.03km****5 Irving Road Cowes VIC 3922**

3
 1
 1

Sold Price **\$375,000** Sold Date **10-Mar-18**Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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