

STATEMENT OF INFORMATION

24 DOUGLAS ROAD, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 DOUGLAS ROAD, COWES, VIC 3922

3 1 1

Indicative Selling Price

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

Single Price: **\$720,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$399,000

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.



22 HIGHLAND AVE, COWES, VIC 3922

3 2 4

Sale Price

***\$630,000**

Sale Date: 13/02/2018

Distance from Property: 1.3km



16 SHAMROCK AVE, COWES, VIC 3922

4 2 2

Sale Price

****\$740,000**

Sale Date: 19/01/2018

Distance from Property: 588m



7 GORDON ST, COWES, VIC 3922

3 2 1

Sale Price

\$645,000

Sale Date: 02/02/2017

Distance from Property: 1.3km



This report has been compiled on 15/03/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - 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

24 DOUGLAS ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$720,000

Median sale price

Median price

\$399,000

House

X

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
22 HIGHLAND AVE, COWES, VIC 3922	*\$630,000	13/02/2018
16 SHAMROCK AVE, COWES, VIC 3922	**\$740,000	19/01/2018
7 GORDON ST, COWES, VIC 3922	\$645,000	02/02/2017