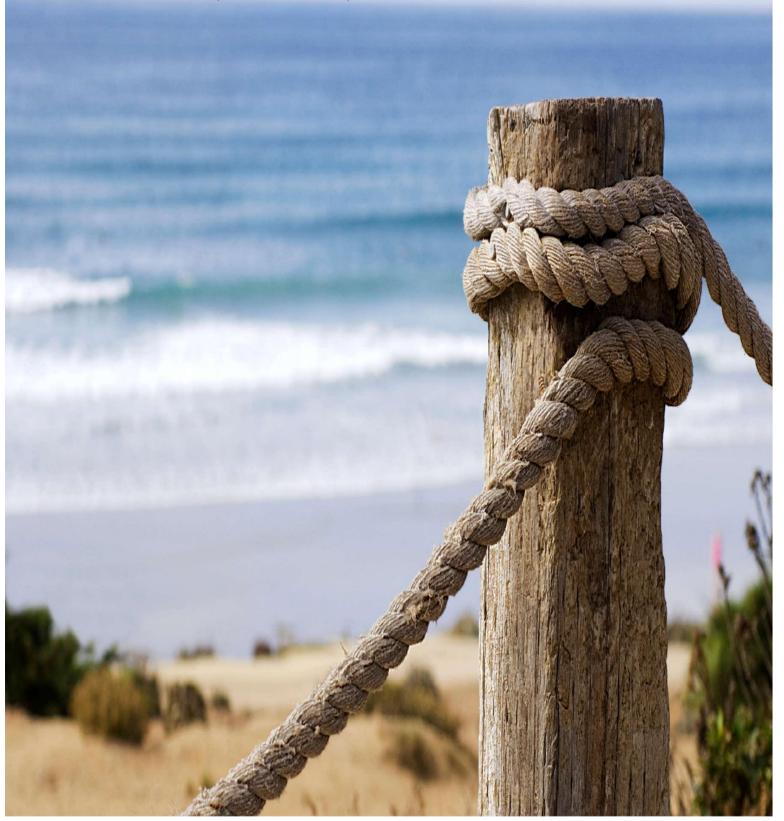
STATEMENT OF INFORMATION

24 DOUGLAS ROAD, COWES, VIC 3922

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







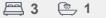
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 DOUGLAS ROAD, COWES, VIC 3922







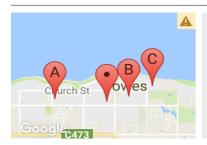
Indicative Selling Price

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







Sale Price

*\$630,000

Sale Date: 13/02/2018

Distance from Property: 1.3km





16 SHAMROCK AVE, COWES, VIC 3922









Sale Price

**\$740,000

Sale Date: 19/01/2018

Distance from Property: 588m





7 GORDON ST, COWES, VIC 3922







Sale Price

\$645,000

Sale Date: 02/02/2017

Distance from Property: 1.3km



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
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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	се	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
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