

# STATEMENT OF INFORMATION

43 COWANS DRIVE, DALES CREEK, VIC

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**43 COWANS DRIVE, DALES CREEK, VIC**

5 2 -

### Indicative Selling Price

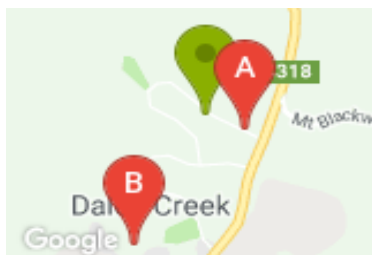
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**550,000 to 590,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

## MEDIAN SALE PRICE



**DALES CREEK, VIC, 3341**

Suburb Median Sale Price (House)

**\$483,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**12 COWANS DR, DALES CREEK, VIC 3341**

3 2 2

Sale Price

**\$510,000**

Sale Date: 12/04/2018

Distance from Property: 281m



**47 ACACIA AVE, DALES CREEK, VIC 3341**

3 2 2

Sale Price

**\$625,000**

Sale Date: 17/02/2018

Distance from Property: 1.1km



This report has been compiled on 06/08/2018 by Sweeney Estate Agents (Bacchus Marsh). 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

43 COWANS DRIVE, DALES CREEK, VIC

Indicative selling price

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

Price Range:

550,000 to 590,000

Median sale price

Median price

\$483,000

House

X

Unit


Suburb

DALES CREEK

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
12 COWANS DR, DALES CREEK, VIC 3341	\$510,000	12/04/2018
47 ACACIA AVE, DALES CREEK, VIC 3341	\$625,000	17/02/2018