

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 RODERICK CLOSE COWES VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Cowes

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

66 KATHERINE CIRCUIT COWES VIC 3922	\$845,000	01-Dec-23
10 HOBSONS PARADE COWES VIC 3922	\$983,200	17-May-23
12 VENTNOR ROAD COWES VIC 3922	\$880,000	29-Apr-23

OR

B* ~~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.~~

This Statement of Information was prepared on: 03 May 2024



66 KATHERINE CIRCUIT COWES VIC 3922

 3  2  2

Sold Price

\$845,000

Sold Date

01-Dec-23

Distance

0.25km



10 HOBSONS PARADE COWES VIC 3922

 5  3  2

Sold Price

\$983,200

Sold Date

17-May-23

Distance

2.35km



12 VENTNOR ROAD COWES VIC 3922

 3  2  6

Sold Price

\$880,000

Sold Date

29-Apr-23

Distance

2.81km

RS = Recent sale

UN = Undisclosed Sale

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