



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BOARDWALK BOULEVARD, COWES, VIC  4  2  4

Indicative Selling Price

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

Single Price: **\$635,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 October 2016 to 30 September 2017

Provided by: 

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.



4 SHOALHAVEN RD, COWES, VIC 3922

 3  2  2

Sale Price

\$552,500

Sale Date: 24/08/2017

Distance from Property: 436m



10 DUNES RD, COWES, VIC 3922

 4  2  4

Sale Price

\$520,000

Sale Date: 21/06/2017

Distance from Property: 461m



2 WATERFORD DR, COWES, VIC 3922

 3  3  2

Sale Price

\$720,000

Sale Date: 01/06/2017

Distance from Property: 226m



This report has been compiled on 04/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 PARKRIDGE CL, COWES, VIC 3922

 3  2  4

Sale Price

\$555,000

Sale Date: 17/03/2017

Distance from Property: 328m



25 BOARDWALK BVD, COWES, VIC 3922

 3  2  2

Sale Price

\$530,000

Sale Date: 26/01/2017

Distance from Property: 267m



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

3 BOARDWALK BOULEVARD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$635,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 October 2016 to 30 September 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
4 SHOALHAVEN RD, COWES, VIC 3922	\$552,500	24/08/2017
10 DUNES RD, COWES, VIC 3922	\$520,000	21/06/2017
2 WATERFORD DR, COWES, VIC 3922	\$720,000	01/06/2017
1 PARKRIDGE CL, COWES, VIC 3922	\$555,000	17/03/2017

25 BOARDWALK BVD, COWES, VIC 3922	\$530,000	26/01/2017
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