

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

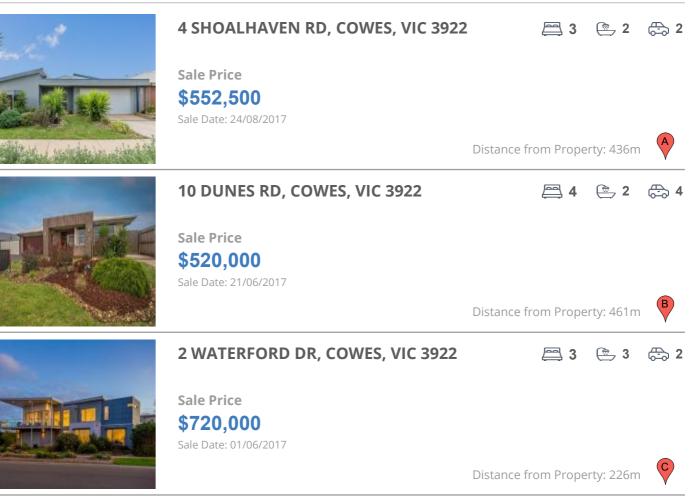


MEDIAN SALE PRICE



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.



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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COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 October 2016 to 30 September 2017

Provided by: pricefinder





1 PARKRIDGE CL, COWES, VIC 3922 🕮 3 🗁 2 🚓 4



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Sale Price \$555,000 Sale Date: 17/03/2017

Distance from Property: 328m

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25 BOARDWALK BVD, COWES, VIC 3922

Sale Price \$530,000 Sale Date: 26/01/2017

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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

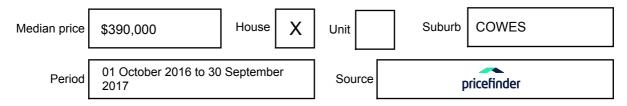
Indicative selling price

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

Single Price:

\$635,000

Median sale price



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