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REAL ESTATE

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Statement of Information

590 SETTLEMENT ROAD, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



590 SETTLEMENT ROAD, COWES, VIC

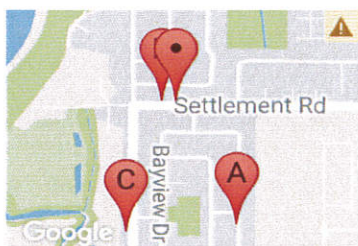
3 bedrooms 1 bathroom 1 car

Indicative Selling Price

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

Price Range: **\$341,000 to \$377,000**

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 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.



44 SCENIC DR, COWES, VIC 3922

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$357,000**

Sale Date: 01/09/2017

Distance from Property: 504m



594 SETTLEMENT RD, COWES, VIC 3922

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$375,000**

Sale Date: 24/08/2017

Distance from Property: 47m



86 RED ROCKS RD, COWES, VIC 3922

3 bedrooms 2 bathrooms 3 cars

Sale Price

\$345,000

Sale Date: 15/05/2017

Distance from Property: 511m



This report has been compiled on 24/09/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - 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 590 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Price Range: \$341,000 to \$377,000

Median sale price

Median price \$390,000 House ☒ Unit ☐ Suburb COWES
Period 01 July 2016 to 30 June 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
44 SCENIC DR, COWES, VIC 3922	*\$357,000	01/09/2017
594 SETTLEMENT RD, COWES, VIC 3922	*\$375,000	24/08/2017
86 RED ROCKS RD, COWES, VIC 3922	\$345,000	15/05/2017