

## 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 21 PARRAKOOLA WAY, COWES, VIC 3922

### Indicative selling price

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

Single Price: \$530,000

### Median sale price

Median price \$399,000 House ☒ Unit ☐ Suburb COWES

Period 01 January 2017 to 31 December 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 |
|-----------------------------------|-----------|--------------|
| 34 NORMAN DR, COWES, VIC 3922     | \$525,000 | 13/01/2017   |
| 4 CHICORY AVE, COWES, VIC 3922    | \$501,000 | 19/02/2017   |
| 49 KATHERINE CCT, COWES, VIC 3922 | \$519,000 | 05/09/2017   |