

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 or locality and postcode

31 Cowans Drive, Dales Creek Vic 3341

Indicative selling price

Single price

\$430,000.00

Median sale price

Median price

\$554,000.00

*House

x

Suburb or locality

Dales Creek Vic 3341

Period - From

01/09/2018

to

17/09/2018

Source

Realestate.com.au

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
1. 65 Acacia Avenue, Dales Creek Vic 3341	\$483,000.00	26/02/2018
2. 12 Cowans Drive, Dales Creek Vic 3341	\$510,000.00	27/04/2018
3. 42 Cowans Drive, Dales Creek Vic 3341	\$450,000.00	27/04/2018