

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3A LESLIE AVENUE COWES VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Other

Suburb

Cowes

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

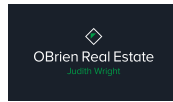
Date of sale

26 PARRAKOOLA WAY COWES VIC 3922	\$680,000	16-Feb-23
16 ISLAND CRESCENT COWES VIC 3922	\$690,000	14-Mar-23
4 WATTLE CLOSE COWES VIC 3922	\$700,000	15-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 October 2023



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26 PARRAKOOLA WAY COWES VIC 3922

4 2 2

Sold Price

\$680,000

Sold Date

16-Feb-23

Distance

0.2km



16 ISLAND CRESCENT COWES VIC 3922

4 1 1

Sold Price

\$690,000

Sold Date

14-Mar-23

Distance

0.83km



4 WATTLE CLOSE COWES VIC 3922

3 2 1

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date

15-Sep-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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