Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Addre Including suburb locality and postco		oop, Cowes V	ic 3922	
ndicative selling រុ	orice			
or the meaning of th	nis price see cons	umer.vic.gov.a	u/underquoting	
Range between \$7	50,000	&	\$790,000	
Median sale price				

median sale price

Median price	\$800,000	Pro	perty Type	House		Suburb	Cowes
Period - From	01/04/2022	to	31/03/2023	So	ource	REIV	

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.

Ad	dress of comparable property	Price	Date of sale	
1	92 Grampian Blvd COWES 3922	\$830,000	06/04/2022	
2	63 Elvington Av COWES 3922	\$782,300	14/01/2022	
3	134 Pembrey Loop COWES 3922	\$730,000	06/04/2023	

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:	05/06/2023 12:20













Property Type: House Agent Comments

Indicative Selling Price \$750,000 - \$790,000 Median House Price Year ending March 2023: \$800,000

Comparable Properties



92 Grampian Blvd COWES 3922 (REI/VG)



Agent Comments

Price: \$830,000 Method: Private Sale Date: 06/04/2022 Property Type: House Land Size: 439 sqm approx

63 Elvington Av COWES 3922 (REI/VG)

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Agent Comments

Price: \$782,300 Method: Private Sale Date: 14/01/2022 Property Type: House Land Size: 406 sqm approx



134 Pembrey Loop COWES 3922 (REI/VG)





Agent Comments

Price: \$730,000 Method: Private Sale Date: 06/04/2023 Property Type: House Land Size: 491 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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