

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 or
locality and postcode

93 Pembrey Loop, Cowes Vic 3922

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$800,000 Property Type House Suburb Cowes

Period - From 01/04/2022 to 31/03/2023 Source 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.

	Address 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



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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

4 2 2

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)

Agent Comments

4 2 2

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

4 2 4

Price: \$730,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 491 sqm approx