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# Statement of Information

29 GOONDIWINDI DRIVE, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 GOONDIWINDI DRIVE, COWES, VIC**

3 2 1

### Indicative Selling Price

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

Single Price: **\$445,000**

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

Suburb Median Sale Price (House)

**\$390,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**5 BLUE GUM CRT, COWES, VIC 3922**

3 2 2

Sale Price

**\$460,000**

Sale Date: 17/04/2017

Distance from Property: 686m



**12 KILLARA CL, COWES, VIC 3922**

4 2 2

Sale Price

**\$470,000**

Sale Date: 06/06/2017

Distance from Property: 35m



**15 CURRAWONG CL, COWES, VIC 3922**

4 2 2

Sale Price

**\$450,000**

Sale Date: 03/05/2017

Distance from Property: 781m



This report has been compiled on 02/11/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

29 GOONDIWINDI DRIVE, 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: \$445,000

#### Median sale price

Median price

\$390,000

House

X

Unit

Suburb

COWES

Period

01 October 2016 to 30 September  
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
5 BLUE GUM CRT, COWES, VIC 3922	\$460,000	17/04/2017
12 KILLARA CL, COWES, VIC 3922	\$470,000	06/06/2017
15 CURRAWONG CL, COWES, VIC 3922	\$450,000	08/05/2017