## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

31 MARKET CLOSE 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	\$525,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$841,000	Prop	erty type	type Other		Suburb	Cowes
Period-from	01 Nov 2021	to	31 Oct 2	2022	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.

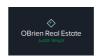
Address of comparable property	Price	Date of sale
3 MARKET CLOSE COWES VIC 3922	\$679,000	29-May-22
2 BOONDERABBI WAY COWES VIC 3922	\$580,000	08-Apr-22
44 SEAGROVE WAY COWES VIC 3922	\$565,000	15-Mar-22

#### 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: 10 November 2022





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**3 MARKET CLOSE COWES VIC** 3922

Sold Price

**\$679,000** Sold Date **29-May-22** 

Distance

0.21km



2 BOONDERABBI WAY COWES VIC Sold Price 3922

\$580,000 Sold Date 08-Apr-22

Distance

0.27km



44 SEAGROVE WAY COWES VIC 3922

Sold Price

\$565,000 Sold Date 15-Mar-22

Distance

1.15km

**RS** = Recent sale

UN = Undisclosed Sale

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