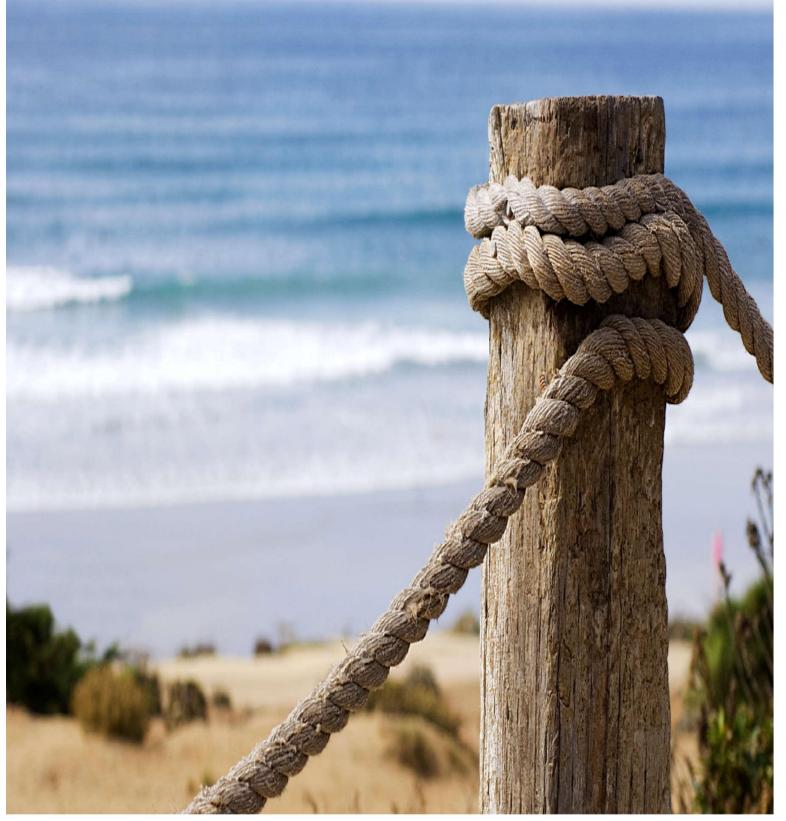
STATEMENT OF INFORMATION

9 SANCTUARY DRIVE, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 SANCTUARY DRIVE, COWES, VIC 3922 🕮 4 🕒 2 🚓 2







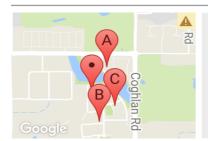
Indicative Selling Price

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

Single Price: \$610,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 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.



7 BOARDWALK BVD, COWES, VIC 3922







Sale Price

\$585,000

Sale Date: 02/04/2016

Distance from Property: 206m





4 SHOALHAVEN RD, COWES, VIC 3922









Sale Price

***\$552,500**

Sale Date: 21/08/2017

Distance from Property: 214m





1 PARKRIDGE CL, COWES, VIC 3922







Sale Price

Price Withheld

Sale Date: 14/03/2017

Distance from Property: 178m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale
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Address Including suburb and postcode	9 SANCTUARY DRIVE, COWES, VIC 3922
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting

Single Price:	\$610,000

Median sale price

Median price	\$390,000	House	X	Unit		Suburb	COWES	
Period	01 July 2016 to 30 June 2017			Source		p	ricefinder	

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
7 BOARDWALK BVD, COWES, VIC 3922	\$585,000	02/04/2016
4 SHOALHAVEN RD, COWES, VIC 3922	*\$552,500	21/08/2017
1 PARKRIDGE CL, COWES, VIC 3922	Price Withheld	14/03/2017

