# 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 and postcode

4 ACACIA 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	\$859,000	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$795,000	Prop	erty type		House	Suburb	Cowes
Period-from	01 Jan 2023	to	31 Dec 2	2023	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
21 FIRETAIL GROVE COWES VIC 3922	\$848,000	15-Sep-23
75 EVERTON DRIVE COWES VIC 3922	\$836,500	28-Jun-23

#### 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 January 2024



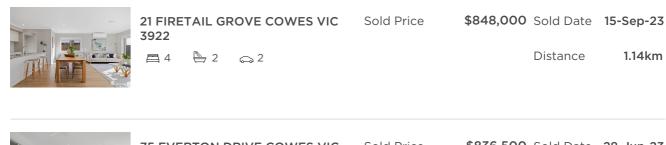
consumer.vic.gov.au



M 0499039289

E amber.formosa@raywhite.com

1.14km





75 EVERTON DRIVE COWES VIC Sold Price \$836,500 Sold Date 28-Jun-23 3922 酉 3 Distance 1.18km 2 🚔 ్ల 2

#### **RS** = Recent sale UN = Undisclosed Sale

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