

STATEMENT OF INFORMATION

13 HAKEA COURT, 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



13 HAKEA COURT, COWES, VIC 3922

4 2 2

Indicative Selling Price

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

Single Price: **\$735,000**

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.



2 WATERFORD DR, COWES, VIC 3922

3 3 2

Sale Price

\$720,000

Sale Date: 01/06/2017

Distance from Property: 1.1km



20 MCRAE AVE, COWES, VIC 3922

3 2 2

Sale Price

\$740,000

Sale Date: 01/04/2016

Distance from Property: 3.3km



5 BELLAVISTA RD, COWES, VIC 3922

1 2 2

Sale Price

\$720,000

Sale Date: 03/12/2016

Distance from Property: 2.8km



This report has been compiled on 28/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 GLEN ISLA CRT, COWES, VIC 3922

 **4**  **2**  **2**

Sale Price

\$740,000

Sale Date: 15/09/2016

Distance from Property: 2.4km



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

13 HAKEA COURT, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$735,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 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
2 WATERFORD DR, COWES, VIC 3922	\$720,000	01/06/2017
20 MCRAE AVE, COWES, VIC 3922	\$740,000	01/04/2016
5 BELLAVISTA RD, COWES, VIC 3922	\$720,000	03/12/2016
7 GLEN ISLA CRT, COWES, VIC 3922	\$740,000	15/09/2016