# 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

#### 📇 4 🗁 2 😓 2 13 HAKEA COURT, COWES, VIC 3922

\$735,000

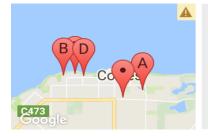
**Indicative Selling Price** 

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

Single Price:

Provided by: Brian Silver, Alex Scott Cowes

# **MEDIAN SALE PRICE**



# **COWES, VIC, 3922**

**Suburb Median Sale Price (House)** 

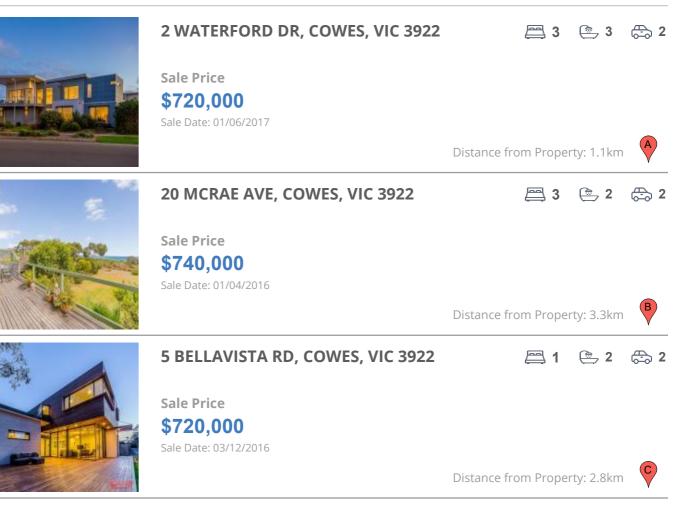
\$390,000

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.



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



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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 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 | Х      | Unit | Suburb      | COWES |
|--------------|------------------------------|-------|--------|------|-------------|-------|
| Period       | 01 July 2016 to 30 June 2017 |       | Source | р    | pricefinder |       |

#### **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   |

