

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 127 McKenzie Road, Cowes, VIC 3922

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$750,000 Property Type House Suburb Cowes (3922)

Period - From 01/01/2024 to 31/12/2024 Source Pricefinder

Comparable property sales

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
15 RITA AVENUE, COWES VIC 3922	\$485,000	20/12/2024
11 WHIMBREL WAY, COWES VIC 3922	\$615,000	07/11/2024
12 CARAPOOKA WAY, COWES VIC 3922	\$650,000	26/10/2024

This Statement of Information was prepared on: 28/02/2025