STATEMENT OF INFORMATION

11 WATERFORD DRIVE, COWES, VIC 3922 PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 WATERFORD DRIVE, COWES, VIC 3922 🕮 4 🛭 🕒 2 🚓 2

\$620,000 to \$660,000

Indicative Selling Price

COWES, VIC, 3922

01 January 2018 to 31 March 2018

Suburb Median Sale Price (House)

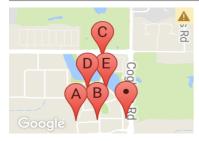
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$471,500

Provided by: Chase Watters, Alex Scott Cowes

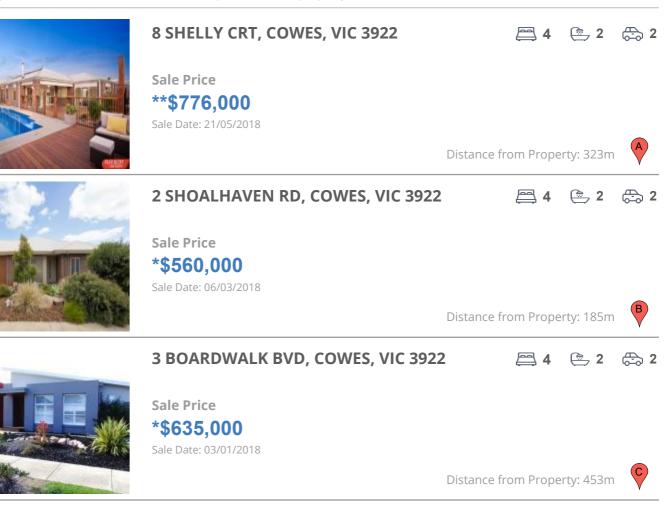
Provided by: pricefinder



MEDIAN SALE PRICE

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 03/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Sale Price \$615,000 Sale Date: 10/09/2017

Distance from Property: 322m

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2 WATERFORD DR, COWES, VIC 3922

Sale Price \$720,000 Sale Date: 01/06/2017

Distance from Property: 241m

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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 11 WATERFORD DRIVE, COWES, VIC 3922

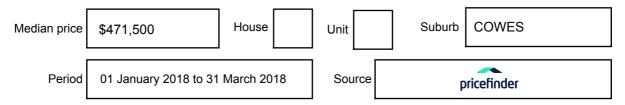
Indicative selling price

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

Price Range:

\$620,000 to \$660,000

Median sale price



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
8 SHELLY CRT, COWES, VIC 3922	**\$776,000	21/05/2018
2 SHOALHAVEN RD, COWES, VIC 3922	*\$560,000	06/03/2018
3 BOARDWALK BVD, COWES, VIC 3922	*\$635,000	03/01/2018
9 SANCTUARY DR, COWES, VIC 3922	\$615,000	10/09/2017

2 WATERFORD DR, COWES, VIC 3922	\$720,000	01/06/2017
2 WATERFORD DR, COWES, VIC 3922	\$720,000	01/00/2017