

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

Indicative Selling Price

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

Price Range: \$620,000 to \$660,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$471,500

01 January 2018 to 31 March 2018

Provided by: 

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.



8 SHELLY CRT, COWES, VIC 3922

 4  2  2

Sale Price

****\$776,000**

Sale Date: 21/05/2018

Distance from Property: 323m



2 SHOALHAVEN RD, COWES, VIC 3922

 4  2  2

Sale Price

***\$560,000**

Sale Date: 06/03/2018

Distance from Property: 185m



3 BOARDWALK BVD, COWES, VIC 3922

 4  2  2

Sale Price

***\$635,000**

Sale Date: 03/01/2018

Distance from Property: 453m



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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9 SANCTUARY DR, COWES, VIC 3922

 3  2  2

Sale Price

\$615,000

Sale Date: 10/09/2017

Distance from Property: 322m



2 WATERFORD DR, COWES, VIC 3922

 3  3  2

Sale Price

\$720,000

Sale Date: 01/06/2017

Distance from Property: 241m



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

Median price

\$471,500

House

Unit


Suburb

COWES

Period

01 January 2018 to 31 March 2018

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
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
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