

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 6 Crammond Road, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$660,000

&

\$680,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Cowes (3922)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

Comparable property sales

A These are two 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
3/22 REDWOOD DRIVE, COWES VIC 3922	\$640,000	01/10/2024
26 WYNDHAM AVENUE, COWES VIC 3922	\$777,000	24/05/2024

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/11/2024