

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

12 JAMES STREET COWES VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,759

Property type

House

Suburb

Cowes

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

340 SETTLEMENT ROAD COWES VIC 3922	\$638,000	04-Apr-24
4 DARRYL COURT COWES VIC 3922	\$630,000	27-Sep-24
59 REDWOOD DRIVE COWES VIC 3922	\$640,000	23-Dec-23

OR

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: 25 January 2025

**340 SETTLEMENT ROAD COWES
VIC 3922**

3 2 2

Sold Price

\$638,000Sold Date **04-Apr-24**

Distance

0.6km**4 DARRYL COURT COWES VIC
3922**

3 1 2

Sold Price

\$630,000Sold Date **27-Sep-24**

Distance

0.68km**59 REDWOOD DRIVE COWES VIC
3922**

3 2 2

Sold Price

\$640,000Sold Date **23-Dec-23**

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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