

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 57-59 TEDDY BEAR LANE, COWES, VIC 3922

Indicative selling price

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

Single Price: \$415,000

Median sale price

Median price \$390,000

House

X

Unit

Suburb COWES

Period 01 July 2016 to 30 June 2017

Source

pricefinder

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
20 BAYVIEW DR, COWES, VIC 3922	\$440,000	19/04/2017
59 BAYVIEW DR, COWES, VIC 3922	\$390,000	29/10/2016
44 RED ROCKS RD, COWES, VIC 3922	\$405,000	24/08/2016