

## 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

360 CHURCH STREET COWES VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Cowes

Period-from

01 Mar 2022

to

28 Feb 2023

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

23 SEACOMBE GROVE VENTNOR VIC 3922	\$815,000	02-Jan-23
25 ELVINGTON AVENUE COWES VIC 3922	\$795,000	13-Feb-23
9 KATE COURT COWES VIC 3922	\$830,000	20-Oct-22

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: 20 March 2023



**23 SEACOMBE GROVE VENTNOR  
VIC 3922**

Sold Price

**\$815,000**

Sold Date

**02-Jan-23**

 3

 2

 -

Distance

**2.51km**



**25 ELVINGTON AVENUE COWES  
VIC 3922**

Sold Price

<sup>RS</sup> **\$795,000**

Sold Date

**13-Feb-23**

 4

 2

 2

Distance

**0.76km**



**9 KATE COURT COWES VIC 3922**

Sold Price

**\$830,000**

Sold Date

**20-Oct-22**

 3

 2

 1

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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