

STATEMENT OF INFORMATION

1 RITA AVENUE, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 RITA AVENUE, COWES, VIC 3922

2 1 4

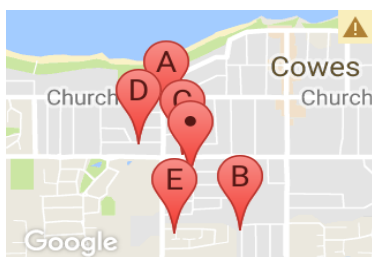
Indicative Selling Price

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

Single Price: \$369,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



27 MCKENZIE RD, COWES, VIC 3922

2 1 -

Sale Price

\$365,000

Sale Date: 07/10/2016

Distance from Property: 454m



6 IRVING RD, COWES, VIC 3922

3 2 1

Sale Price

\$330,000

Sale Date: 08/11/2016

Distance from Property: 508m



274 SETTLEMENT RD, COWES, VIC 3922

3 1 4

Sale Price

\$365,000

Sale Date: 31/10/2016

Distance from Property: 160m



This report has been compiled on 28/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**15 KOALA ST, COWES, VIC 3922**

3 1 -

Sale Price

\$321,000

Sale Date: 05/08/2016

Distance from Property: 406m

**4 CHLOE CL, COWES, VIC 3922**

3 2 1

Sale Price

\$339,000

Sale Date: 24/06/2016

Distance from Property: 422m



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

1 RITA AVENUE, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$369,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

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 |
|------------------------------------|-----------|--------------|
| 27 MCKENZIE RD, COWES, VIC 3922 | \$365,000 | 07/10/2016 |
| 6 IRVING RD, COWES, VIC 3922 | \$330,000 | 08/11/2016 |
| 274 SETTLEMENT RD, COWES, VIC 3922 | \$365,000 | 31/10/2016 |
| 15 KOALA ST, COWES, VIC 3922 | \$321,000 | 05/08/2016 |

| | | |
|-----------------------------|-----------|------------|
| 4 CHLOE CL, COWES, VIC 3922 | \$339,000 | 24/06/2016 |
|-----------------------------|-----------|------------|