

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7 Alpha Court, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$680,000

&

\$720,000

Median sale price

Median price

\$751,000

Property Type

House

Suburb

Cape Woolamai (3922)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
34 SEASCAPE AVENUE, COWES VIC 3922	\$620,000	08/08/2024
22 SEASCAPE AVENUE, COWES VIC 3922	\$647,500	09/05/2024
25 RAYWOOD AVENUE, COWES VIC 3922	\$570,000	30/05/2024

This Statement of Information was prepared on: 25/10/2024