



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Pasadena Drive,  
COWES 3922**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$510,000 - \$540,000**

### Median sale price

Median **House** for **COWES** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$510,000**

### Comparable property sales

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 the most comparable to the property for sale.

**18 Grampian Boulevard,**  
Cowes 3922

**Price \$500,000** Sold 25  
February 2019

**302 Settlement Road,**  
Cowes 3922

**Price \$555,000** Sold 24  
January 2019

**18 Albany Road,**  
Cowes 3922

**Price \$525,000** Sold 26  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

 **3 beds**

 **2 baths**

 **2 parking**

### Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,  
Pakenham VIC 3810

### Contact agents



**Amber Gehling**  
Stockdale & Leggo

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