

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



274 SETTLEMENT ROAD, COWES, VIC

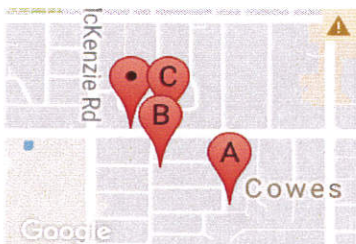
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Indicative Selling Price

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

Single Price: **\$469,000**

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$397,000

01 January 2017 to 31 December 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.



29 GOONDIWINDI DR, COWES, VIC 3922

3 2 1

Sale Price

***\$440,000**

Sale Date: 04/12/2017

Distance from Property: 438m



27 BOONDERABBI WAY, COWES, VIC 3922

3 2 -

Sale Price

***\$471,000**

Sale Date: 24/11/2017

Distance from Property: 172m



260 SETTLEMENT RD, COWES, VIC 3922

3 1 3

Sale Price

\$395,000

Sale Date: 14/10/2017

Distance from Property: 128m



This report has been compiled on 15/01/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

274 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$469,000

Median sale price

Median price

\$397,000

House

☒

Unit

☐

Suburb

COWES

Period

01 January 2017 to 31 December 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
29 GOONDIWINDI DR, COWES, VIC 3922	*\$440,000	04/12/2017
27 BOONDERABBI WAY, COWES, VIC 3922	*\$471,000	24/11/2017
260 SETTLEMENT RD, COWES, VIC 3922	\$395,000	14/10/2017