# STATEMENT OF INFORMATION

6/46-48 JENNER AVENUE, COWES, VIC 3922 PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

#### 6/46-48 JENNER AVENUE, COWES, VIC

**Indicative Selling Price** 

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

Single Price: \$469.000

**COWES, VIC, 3922** 

01 April 2017 to 31 March 2018

\$349,000

**Suburb Median Sale Price (Unit)** 

Provided by: Chase Watters, Alex Scott Cowes

Distance from Property: 17m

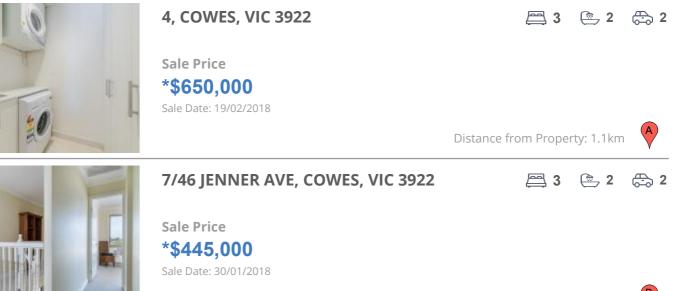
Provided by: pricefinder

## **MEDIAN SALE PRICE**



### **COMPARABLE PROPERTIES**

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 report has been compiled on 10/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.







### 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 6/46-48 JENNER AVENUE, 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	\$349,000	House	Unit 💙	<	Suburb	COWES
Period	01 April 2017 to 31 Ma	rch 2018	Source		pricefinder	

#### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
4, COWES, VIC 3922	*\$650,000	19/02/2018
7/46 JENNER AVE, COWES, VIC 3922	*\$445,000	30/01/2018