

# STATEMENT OF INFORMATION

6/46-48 JENNER AVENUE, COWES, VIC 3922

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

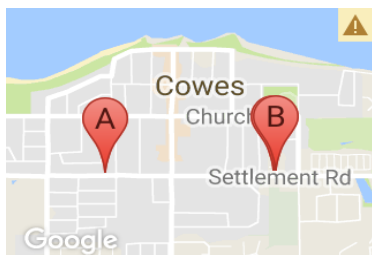
**6/46-48 JENNER AVENUE, COWES, VIC**

3 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$469,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE

**COWES, VIC, 3922****Suburb Median Sale Price (Unit)****\$349,000**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## 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.

**4, COWES, VIC 3922**

3 2 2

**Sale Price****\*\$650,000**

Sale Date: 19/02/2018

Distance from Property: 1.1 km

**7/46 JENNER AVE, COWES, VIC 3922**

3 2 2

**Sale Price****\*\$445,000**

Sale Date: 30/01/2018

Distance from Property: 17m



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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$469,000

Median sale price

Median price

\$349,000

House

Unit

X


Suburb

COWES

Period

01 April 2017 to 31 March 2018

Source



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