Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 ANDERSON ROAD COWES VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or range between | \$1,150,000 | & | \$1,180,000 |
|--------------|--|---------------------|-------------|---|-------------|
|--------------|--|---------------------|-------------|---|-------------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$727,500 | Prope | erty type | type House | | Suburb | Cowes |
|--------------|-------------|-------|-----------|------------|--------|--------|-----------|
| Period-from | 01 Mar 2021 | to | 28 Feb 2 | 2022 | Source | | Corelogic |

Comparable property sales (*Delete A or B below as applicable)

A* 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.

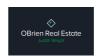
| Address of comparable property | Price | Date of sale |
|----------------------------------|-------------|--------------|
| 4 GENESTA STREET COWES VIC 3922 | \$1,100,000 | 30-Nov-21 |
| 1 BEACH STREET COWES VIC 3922 | \$1,151,000 | 03-Dec-21 |
| 6 KOONWARRA COURT COWES VIC 3922 | \$1,500,000 | 24-Oct-21 |

OR

B* 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 Statement of Information was prepared on: 18 March 2022





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Sold Price 4 GENESTA STREET COWES VIC 3922

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\$1,100,000 Sold Date **30-Nov-21**

Distance

1.46km



1 BEACH STREET COWES VIC 3922 Sold Price

\$1,151,000 Sold Date 03-Dec-21

Distance

1.21km



6 KOONWARRA COURT COWES VIC 3922

₾ 2

Sold Price

\$1,500,000 Sold Date 24-Oct-21

Distance

= 4

RS = Recent sale UN = Undisclosed Sale

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