

## 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

11 Goodenia Place Cowes VIC 3922

### Indicative selling price

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

Single Price

\$267,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$279,000

Property type

Land

Suburb

Cowes

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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

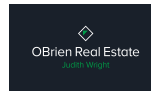
**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 Lomandra Drive Cowes VIC 3922	\$288,000	29-Jan-19
3 Turnstone Place Cowes VIC 3922	\$240,000	06-Apr-19
15 Whimbrel Way Cowes VIC 3922	\$265,000	12-Mar-19

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: 13 November 2019

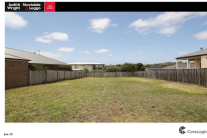


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**11 Lomandra Drive Cowes VIC 3922** Sold Price **\$288,000** Sold Date **29-Jan-19**

4 2 2

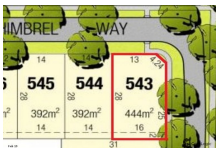
Distance **0.09km**



**3 Turnstone Place Cowes VIC 3922** Sold Price **\$240,000** Sold Date **06-Apr-19**

- - -

Distance **0.5km**



**15 Whimbrel Way Cowes VIC 3922** Sold Price **\$265,000** Sold Date **12-Mar-19**

4 2 2

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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