

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

8 FIRETAIL GROVE 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Cowes

Period-from

01 Feb 2023

to

31 Jan 2024

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

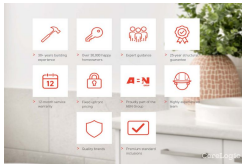
Date of sale

11 KOOKABURRA CIRCUIT COWES VIC 3922	\$385,000	15-Dec-23
27 SEAGROVE WAY COWES VIC 3922	\$462,500	18-Dec-23
73 JUSTICE ROAD COWES VIC 3922	\$421,500	15-Jan-24

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: 02 February 2024



11 KOOKABURRA CIRCUIT COWES VIC 3922

Sold Price

RS

\$385,000

Sold Date

15-Dec-23
 1

 1

 -

Distance

0.09km


27 SEAGROVE WAY COWES VIC 3922

Sold Price

RS

\$462,500

Sold Date

18-Dec-23
 1

 1

 -

Distance

0.27km


73 JUSTICE ROAD COWES VIC 3922

Sold Price

RS

\$421,500

Sold Date

15-Jan-24
 1

 1

 -

Distance

1.44km


62 MCKENZIE ROAD COWES VIC 3922

Sold Price

\$420,000

Sold Date

09-Mar-23
 -

 -

 -

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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