

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 or
locality and postcode

18 Caroline Avenue, Cowes Vic 3922

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$507,500

Property Type

House

Suburb

Cowes

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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
1	9 Rosella Gr COWES 3922	\$505,000	30/08/2019
2	15 Koala St COWES 3922	\$480,000	16/08/2019
3	51 Mckenzie Rd COWES 3922	\$470,000	06/07/2019

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:

08/11/2019 10:42

18 Caroline Avenue, Cowes Vic 3922

Michael Scudds

8418-6455

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4 1 2

Property Type: Townhouse
(Single)

Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price

\$485,000

Median House Price

September quarter 2019: \$507,500

Comparable Properties



9 Rosella Gr COWES 3922 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 30/08/2019

Rooms: 5

Property Type: House

Land Size: 679 sqm approx



15 Koala St COWES 3922 (REI/VG)

Agent Comments

3 1 -

Price: \$480,000

Method: Private Sale

Date: 16/08/2019

Rooms: 4

Property Type: House

Land Size: 663 sqm approx



51 McKenzie Rd COWES 3922 (VG)

Agent Comments

3 - -

Price: \$470,000

Method: Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 652 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.