

Jenni Kent

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

154 Settlement Road Cowes VIC 3922

3

2

1

Indicative Selling Price

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

Single Price \$489,000

Median Sale Price

\$470,000 Houses in Cowes between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

	2 Morgan Street Cowes VIC 3922	Sold Price	\$489,000	Sold Date	24-Jun-18
	<div> <div> 3</div> <div> 1</div> <div> 2</div> </div>			Distance	0.27km
	57 Dunsmore Road Cowes VIC 3922	Sold Price	\$460,000	Sold Date	04-May-18
	<div> <div> 3</div> <div> 2</div> <div> -</div> </div>			Distance	0.37km
	55 Dunsmore Road Cowes VIC 3922	Sold Price	\$465,000	Sold Date	24-Feb-17
	<div> <div> 4</div> <div> 2</div> <div> 2</div> </div>			Distance	0.38km

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**2 Darryl Court Cowes VIC 3922**

Sold Price

\$493,000

Sold Date

27-May-18 3 1 6

Distance

0.46km

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