

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 KOALA STREET, COWES, VIC 3922

3 1 1

Indicative Selling Price

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

Single Price: **\$549,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$470,500

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



21 PARRAKOOLA WAY, COWES, VIC 3922

5 2 4

Sale Price

***\$510,000**

Sale Date: 13/04/2018

Distance from Property: 654m



2/133 CHURCH ST, COWES, VIC 3922

3 2 1

Sale Price

***\$580,000**

Sale Date: 09/04/2018

Distance from Property: 522m



14 KENWYN CRT, COWES, VIC 3922

3 1 2

Sale Price

\$515,000

Sale Date: 01/04/2018

Distance from Property: 232m



This report has been compiled on 08/05/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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15 RODERICK CL, COWES, VIC 3922

 **4**  **2**  **2**

Sale Price

\$555,500

Sale Date: 19/03/2018

Distance from Property: 882m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 KOALA STREET, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$549,000

Median sale price

Median price

\$470,500

House

X

Unit


Suburb

COWES

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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 |
|------------------------------------|------------|--------------|
| 21 PARRAKOOLA WAY, COWES, VIC 3922 | *\$510,000 | 13/04/2018 |
| 2/133 CHURCH ST, COWES, VIC 3922 | *\$580,000 | 09/04/2018 |
| 14 KENWYN CRT, COWES, VIC 3922 | \$515,000 | 01/04/2018 |
| 15 RODERICK CL, COWES, VIC 3922 | \$555,500 | 19/03/2018 |