

STATEMENT OF INFORMATION

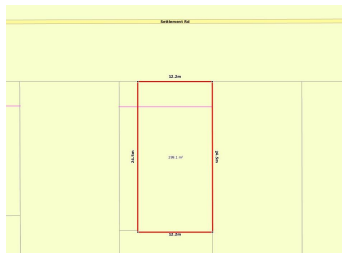
1/265 SETTLEMENT ROAD, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/265 SETTLEMENT ROAD, COWES, VIC

3 2 2

Indicative Selling Price

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

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

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$420,000

01 April 2017 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.



2 HOTHAM CL, COWES, VIC 3922

3 2 1

Sale Price

\$526,000

Sale Date: 15/12/2017

Distance from Property: 423m



66 KATHERINE CCT, COWES, VIC 3922

3 2 2

Sale Price

\$525,000

Sale Date: 17/11/2017

Distance from Property: 477m



226 SETTLEMENT RD, COWES, VIC 3922

2 6 6

Sale Price

\$550,000

Sale Date: 21/02/2018

Distance from Property: 307m



This report has been compiled on 20/05/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1/265 SETTLEMENT ROAD, 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

\$420,000

House

X

Unit


Suburb

COWES

Period

01 April 2017 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
2 HOTHAM CL, COWES, VIC 3922	\$526,000	15/12/2017
66 KATHERINE CCT, COWES, VIC 3922	\$525,000	17/11/2017
226 SETTLEMENT RD, COWES, VIC 3922	\$550,000	21/02/2018