

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 COOLALINGA COURT, COWES, VIC 3922**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$400,000 to \$429,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

## MEDIAN SALE PRICE



### COWES, VIC, 3922

Suburb Median Sale Price (House)

**\$390,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**5 MCRAE AVE, COWES, VIC 3922**

 4  2  1

Sale Price

**\$497,000**

Sale Date: 28/04/2017

Distance from Property: 248m



**21 JUSTICE RD, COWES, VIC 3922**

 4  2  1

Sale Price

**\$462,500**

Sale Date: 14/12/2016

Distance from Property: 207m



**43 DRIFTWOOD DR, COWES, VIC 3922**

 4  2  2

Sale Price

**\$489,500**

Sale Date: 12/07/2016

Distance from Property: 97m



This report has been compiled on 19/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**42 DRIFTWOOD DR, COWES, VIC 3922**

 **3**  **1**  **2**

Sale Price

**\*\$420,000**

Sale Date: 05/12/2017

Distance from Property: 76m



**13 DRIFTWOOD DR, COWES, VIC 3922**

 **3**  **2**  **1**

Sale Price

**\$410,000**

Sale Date: 28/07/2017

Distance from Property: 106m



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

5 COOLALINGA COURT, COWES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$400,000 to \$429,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 October 2016 to 30 September 2017

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
5 MCRAE AVE, COWES, VIC 3922	\$497,000	28/04/2017
21 JUSTICE RD, COWES, VIC 3922	\$462,500	14/12/2016
43 DRIFTWOOD DR, COWES, VIC 3922	\$489,500	12/07/2016
42 DRIFTWOOD DR, COWES, VIC 3922	*\$420,000	05/12/2017

13 DRIFTWOOD DR, COWES, VIC 3922	\$410,000	28/07/2017
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