

# **STATEMENT OF INFORMATION**

### Section 47AF of the Estate Agents Act 1980



# **MEDIAN SALE PRICE**



# **COWES**, VIC, 3922

Suburb Median Sale Price (House)

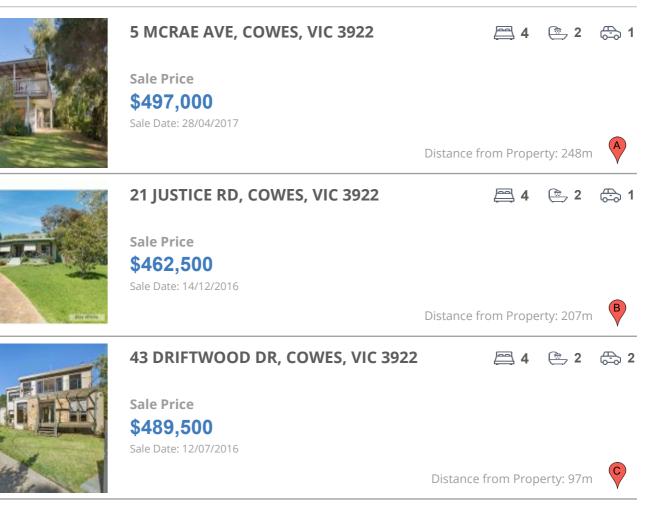
\$390,000

01 October 2016 to 30 September 2017

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.



#### This report has been compiled on 19/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# 42 DRIFTWOOD DR, COWES, VIC 3922 🕮 3 🗁 1 🚓 2



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**Sale Price** \*\$420,000 Sale Date: 05/12/2017

Distance from Property: 76m

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### 13 DRIFTWOOD DR, COWES, VIC 3922

**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

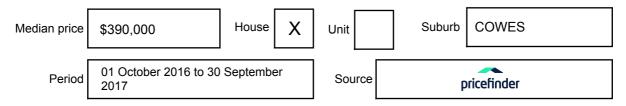
#### Indicative selling price

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

Price Range:

\$400,000 to \$429,000

#### Median sale price



#### **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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