

STATEMENT OF INFORMATION

32 BOARDWALK BOULEVARD, COWES, VIC

PREPARED BY MAREE MALLOY, ALEX SCOTT COWES, PHONE: 0408 316 715



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 BOARDWALK BOULEVARD, COWES,

4 2 2

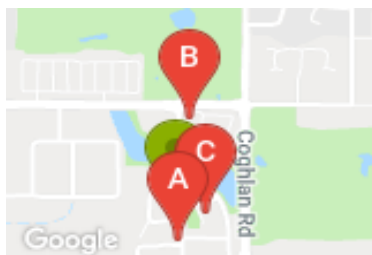
Indicative Selling Price

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

Single Price: \$529,000

Provided by: Maree Malloy, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$470,500

01 January 2018 to 30 June 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 SHOALHAVEN RD, COWES, VIC 3922

4 2 2

Sale Price

\$560,000

Sale Date: 01/03/2018

Distance from Property: 115m



3 BOARDWALK BVD, COWES, VIC 3922

4 2 2

Sale Price

***\$635,000**

Sale Date: 03/01/2018

Distance from Property: 321m



3 PARKRIDGE CL, COWES, VIC 3922

3 2 2

Sale Price

\$490,000

Sale Date: 23/01/2018

Distance from Property: 96m



This report has been compiled on 20/07/2018 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

32 BOARDWALK BOULEVARD, COWES, VIC

Indicative selling price

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

Single Price:

\$529,000

Median sale price

Median price

\$470,500

House

X

Unit


Suburb

COWES

Period

01 January 2018 to 30 June 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 SHOALHAVEN RD, COWES, VIC 3922	\$560,000	01/03/2018
3 BOARDWALK BVD, COWES, VIC 3922	*\$635,000	03/01/2018
3 PARKRIDGE CL, COWES, VIC 3922	\$490,000	23/01/2018