# STATEMENT OF INFORMATION

6 KEMBLA ROAD, COWES, VIC 3922 PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819





### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980

# 6 KEMBLA ROAD, COWES, VIC 3922 🛛 🛱 4 🕒 2 😓 2



Indicative Selling Price

**Suburb Median Sale Price (House)** 

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

\$579.000

Single Price:

**COWES, VIC, 3922** 

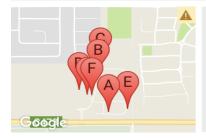
01 July 2017 to 31 December 2017

\$412,700

Provided by: Chase Watters, Alex Scott Cowes

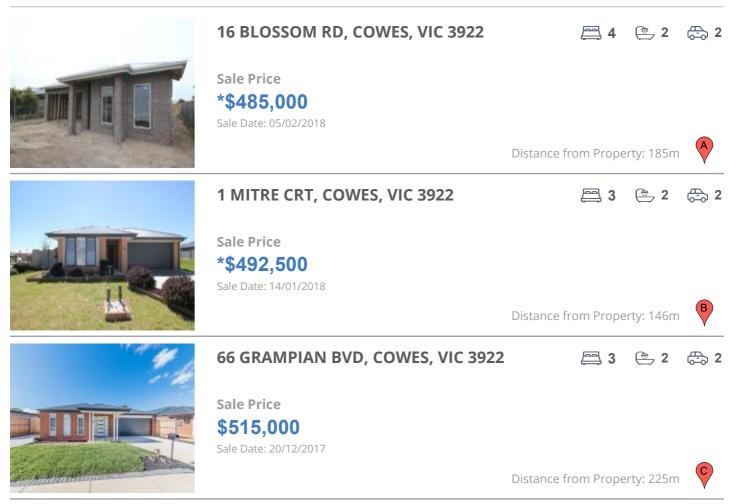
Provided by: pricefinder

## **MEDIAN SALE PRICE**



# **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 28/03/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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	16 PEARL CRT, COWES, VIC 3922	📇 3 🗁 2 🚓 2		
	<b>Sale Price *\$580,000</b> Sale Date: 13/10/2017			
		Distance from Property: 62m		
	7 BLOSSOM RD, COWES, VIC 3922	<b>4 2 2 2</b>		
	<b>Sale Price</b> <b>\$559,000</b> Sale Date: 24/09/2017	Distance from Property: 281m		
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	<b>Sale Price</b> <b>\$476,000</b> Sale Date: 22/06/2017			
		Distance from Property: 28m		

# 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 6 KEMBLA ROAD, COWES, VIC 3922

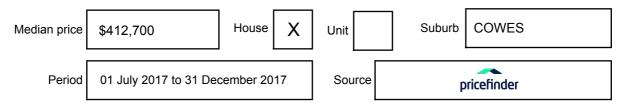
### Indicative selling price

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

Single Price:

\$579,000

### 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
16 BLOSSOM RD, COWES, VIC 3922	*\$485,000	05/02/2018
1 MITRE CRT, COWES, VIC 3922	*\$492,500	14/01/2018
66 GRAMPIAN BVD, COWES, VIC 3922	\$515,000	20/12/2017
16 PEARL CRT, COWES, VIC 3922	*\$580,000	13/10/2017

7 BLOSSOM RD, COWES, VIC 3922	\$559,000	24/09/2017
2 KEMBLA RD, COWES, VIC 3922	\$476,000	22/06/2017