

# 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

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

Single Price: **\$579,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

Suburb Median Sale Price (House)

**\$412,700**

01 July 2017 to 31 December 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.



**16 BLOSSOM RD, COWES, VIC 3922**

4 2 2

### Sale Price

**\*\$485,000**

Sale Date: 05/02/2018

Distance from Property: 185m



**1 MITRE CRT, COWES, VIC 3922**

3 2 2

### Sale Price

**\*\$492,500**

Sale Date: 14/01/2018

Distance from Property: 146m



**66 GRAMPIAN BVD, COWES, VIC 3922**

3 2 2

### Sale Price

**\$515,000**

Sale Date: 20/12/2017

Distance from Property: 225m



This report has been compiled on 28/03/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 16 PEARL CRT, COWES, VIC 3922

3 2 2

Sale Price

**\*\$580,000**

Sale Date: 13/10/2017

Distance from Property: 62m



## 7 BLOSSOM RD, COWES, VIC 3922

4 2 2

Sale Price

**\$559,000**

Sale Date: 24/09/2017

Distance from Property: 281m



## 2 KEMBLA RD, COWES, VIC 3922

4 2 2

Sale Price

**\$476,000**

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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$579,000

Median sale price

Median price

\$412,700

House

X

Unit


Suburb

COWES

Period

01 July 2017 to 31 December 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
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