Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Kookaburra Circuit Cowes VIC 3922
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$325,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$265,000	Prop	Property type Land		Suburb	Cowes	
Period-from	01 Dec 2018	to	30 Nov 2	2019	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

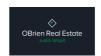
Address of comparable property	Price	Date of sale
28 Boobook Grove Cowes VIC 3922	\$310,500	16-Aug-19
8 Bradley Court Cowes VIC 3922	\$340,000	10-Apr-19
20 Seacrest Drive Cowes VIC 3922	\$320,000	19-Aug-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 December 2019





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28 Boobook Grove Cowes VIC 3922 Sold Price

\$310,500 Sold Date **16-Aug-19**

Distance

0.52km



8 Bradley Court Cowes VIC 3922

Sold Price

\$340,000 Sold Date 10-Apr-19

Distance

0.66km



20 Seacrest Drive Cowes VIC 3922 Sold Price

\$320,000 Sold Date 19-Aug-19

0.94km

Distance

RS = Recent sale

UN = Undisclosed Sale

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