

## 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

92 CHAPEL STREET COWES VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$810,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Cowes

Period-from

01 Nov 2022

to

31 Oct 2023

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

136 CHURCH STREET COWES VIC 3922	\$830,000	24-Oct-23
144 CHURCH STREET COWES VIC 3922	\$830,000	03-Dec-22
4 YARRAMUNDI WAY COWES VIC 3922	\$820,000	23-May-23

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: 09 November 2023



### 136 CHURCH STREET COWES VIC 3922

Sold Price

RS

\$830,000

Sold Date

24-Oct-23

3

2

1

Distance

0.42km



### 144 CHURCH STREET COWES VIC 3922

Sold Price

\$830,000

Sold Date

03-Dec-22

3

2

2

Distance

0.5km



### 4 YARRAMUNDI WAY COWES VIC 3922

Sold Price

\$820,000

Sold Date

23-May-23

3

2

2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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