

STATEMENT OF INFORMATION

3 SEAL COURT, COWES, VIC 3922

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ALEX SCOTT
AND STAFF

Est. 1886

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**3 SEAL COURT, COWES, VIC 3922**

3 1 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$369,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE**COWES, VIC, 3922****Suburb Median Sale Price (House)****\$370,000**

01 January 2017 to 30 June 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.

**29 OUTLOOK DR, COWES, VIC 3922**

3 1 2

Sale Price***\$339,000**

Sale Date: 17/07/2017

Distance from Property: 196m

**4 OUTLOOK DR, COWES, VIC 3922**

3 1 1

Sale Price***\$335,000**

Sale Date: 14/07/2017

Distance from Property: 292m

**115 SCENIC DR, COWES, VIC 3922**

3 2 3

Sale Price***\$345,000**

Sale Date: 27/06/2017

Distance from Property: 443m



This report has been compiled on 22/08/2017 by Alex Scott Cowes, Property Data Solutions Pty Ltd 2017 - 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 3 SEAL COURT, COWES, VIC 3922

Indicative selling price

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

Single Price: \$369,000

Median sale price

Median price \$370,000 House ☒ Unit ☐ Suburb COWES
Period 01 January 2017 to 30 June 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
29 OUTLOOK DR, COWES, VIC 3922	*\$339,000	17/07/2017
4 OUTLOOK DR, COWES, VIC 3922	*\$335,000	14/07/2017
115 SCENIC DR, COWES, VIC 3922	*\$345,000	27/06/2017