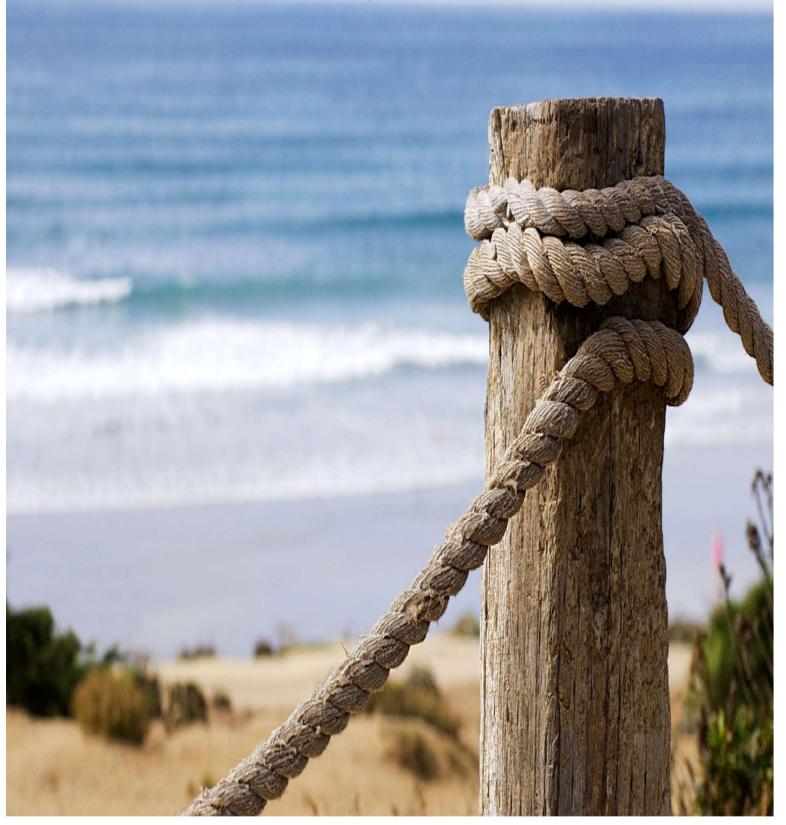
## STATEMENT OF INFORMATION

11 YARRAMUNDI WAY, 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



### 11 YARRAMUNDI WAY, COWES, VIC 3922 🕮 5 🕒 2 🚓 1

\$595,000







**Indicative Selling Price** 

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

Single Price:

Provided by: Chase Watters, Alex Scott Cowes

#### **MEDIAN SALE PRICE**



**COWES, VIC, 3922** 

**Suburb Median Sale Price (House)** 

\$412,900

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.



109 MCKENZIE RD, COWES, VIC 3922







Sale Price

\*\*\$775,000

Sale Date: 16/02/2018

Distance from Property: 432m





27 VENTNOR RD, COWES, VIC 3922







Sale Price

\$682,000

Sale Date: 09/09/2016

Distance from Property: 588m





1 LESLIE AVE, COWES, VIC 3922







**Sale Price** 

\*\$565,000

Sale Date: 26/07/2017

Distance from Property: 326m





### 121 MCKENZIE RD, COWES, VIC 3922 3 3 4 4





Sale Price \$575,000 Sale Date: 29/10/2016

Distance from Property: 499m



### 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	11 YARRAMUNDI WAY, COWES, VIC 3922	
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### Indicative selling price

For the meaning of this	s price see consumer.	vic.gov.au/under	quoting

Single Price:	\$595,000

### Median sale price

Median price	\$412,900	House	Х	Unit	Suburb	COWES
Period	01 July 2017 to 31 December 2017		Source		oricefinder	

### 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
109 MCKENZIE RD, COWES, VIC 3922	**\$775,000	16/02/2018
27 VENTNOR RD, COWES, VIC 3922	\$682,000	09/09/2016
1 LESLIE AVE, COWES, VIC 3922	*\$565,000	26/07/2017
121 MCKENZIE RD, COWES, VIC 3922	\$575,000	29/10/2016