

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

Indicative Selling Price

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

Single Price: **\$595,000**

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 5 4 2

Sale Price

****\$775,000**

Sale Date: 16/02/2018

Distance from Property: 432m



27 VENTNOR RD, COWES, VIC 3922 4 2 2

Sale Price

\$682,000

Sale Date: 09/09/2016

Distance from Property: 588m



1 LESLIE AVE, COWES, VIC 3922 3 3 2

Sale Price

***\$565,000**

Sale Date: 26/07/2017

Distance from Property: 326m

This report has been compiled on 25/02/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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121 MCKENZIE RD, COWES, VIC 3922

 **3**  **3**  **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

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$412,900

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
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