

STATEMENT OF INFORMATION

3 PARKRIDGE CLOSE, COWES, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 PARKRIDGE CLOSE, COWES, VIC 3922



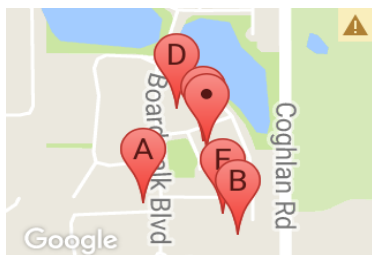
Indicative Selling Price

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

Single Price: \$490,000

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 October 2016 to 30 September 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.



4 SHOALHAVEN RD, COWES, VIC 3922



Sale Price

\$552,500

Sale Date: 24/08/2017

Distance from Property: 142m



63 BOARDWALK BVD, COWES, VIC 3922



Sale Price

\$489,000

Sale Date: 20/06/2017

Distance from Property: 160m



1 PARKRIDGE CL, COWES, VIC 3922



Sale Price

\$555,000

Sale Date: 17/03/2017

Distance from Property: 15m



This report has been compiled on 09/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



25 BOARDWALK BVD, COWES, VIC 3922

 **3**  **2**  **2**

Sale Price

\$530,000

Sale Date: 26/01/2017

Distance from Property: 85m



10 DUNES RD, COWES, VIC 3922

 **4**  **2**  **4**

Sale Price

\$520,000

Sale Date: 21/06/2017

Distance from Property: 117m



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 PARKRIDGE CLOSE, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$490,000

Median sale price

Median price

\$390,000

House

X

Unit

Suburb

COWES

Period

01 October 2016 to 30 September 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
4 SHOALHAVEN RD, COWES, VIC 3922	\$552,500	24/08/2017
63 BOARDWALK BVD, COWES, VIC 3922	\$489,000	20/06/2017
1 PARKRIDGE CL, COWES, VIC 3922	\$555,000	17/03/2017
25 BOARDWALK BVD, COWES, VIC 3922	\$530,000	26/01/2017

10 DUNES RD, COWES, VIC 3922	\$520,000	21/06/2017
------------------------------	-----------	------------