

# STATEMENT OF INFORMATION

8 SPAVEN COURT, 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



**8 SPAVEN COURT, COWES, VIC 3922**

4 2 2

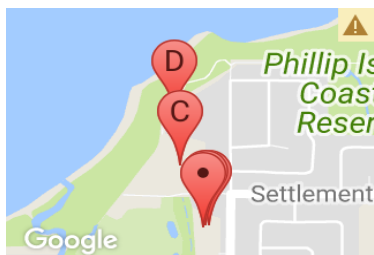
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$1,250,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$418,500**

01 July 2017 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.



**9 SPAVEN CRT, COWES, VIC 3922**

4 2 2

**Sale Price**

**\*\$701,550**

Sale Date: 09/08/2017

Distance from Property: 21m



**10 SPAVEN CRT, COWES, VIC 3922**

4 3 2

**Sale Price**

**\$683,000**

Sale Date: 12/12/2016

Distance from Property: 11m



**9 TOSCANA RISE, COWES, VIC 3922**

4 3 2

**Sale Price**

**\$1,275,000**

Sale Date: 18/09/2016

Distance from Property: 232m



This report has been compiled on 31/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**14 PENGUIN AVE, COWES, VIC 3922**

 **5**  **3**  **4**

Sale Price

**\$1,300,000**

Sale Date: 25/01/2016

Distance from Property: 409m



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

8 SPAVEN COURT, COWES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$1,250,000

Median sale price

Median price

\$418,500

House

X

Unit


Suburb

COWES

Period

01 July 2017 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
9 SPAVEN CRT, COWES, VIC 3922	*\$701,550	09/08/2017
10 SPAVEN CRT, COWES, VIC 3922	\$683,000	12/12/2016
9 TOSCANA RISE, COWES, VIC 3922	\$1,275,000	18/09/2016
14 PENGUIN AVE, COWES, VIC 3922	\$1,300,000	25/01/2016