

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 BIRCH CRESCENT COWES VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Cowes

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

3/3 OSBOURNE AVENUE COWES VIC 3922	\$827,000	19-Jun-23
3/16 BEACH ROAD RHYLL VIC 3923	\$810,000	04-Nov-23
4/85 CHAPEL STREET COWES VIC 3922	\$780,000	07-Jul-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 January 2024



### 3/3 OSBOURNE AVENUE COWES VIC 3922

 3
  2
  2

Sold Price

**\$827,000**

Sold Date

**19-Jun-23**

Distance

**1.99km**

### 3/16 BEACH ROAD RHYLL VIC 3923

 3
  2
  1

Sold Price

**\$810,000**

Sold Date

**04-Nov-23**

Distance

**4.66km**

### 4/85 CHAPEL STREET COWES VIC 3922

 3
  2
  2

Sold Price

**\$780,000**

Sold Date

**07-Jul-23**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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