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Statement of Information

76 KATHERINE CIRCUIT, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 KATHERINE CIRCUIT, COWES, VIC 3922 3 2 2

Indicative Selling Price

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

Single Price: **\$619,000**

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.



1 LESLIE AVE, COWES, VIC 3922

3 3 2

Sale Price

***\$565,000**

Sale Date: 26/07/2017

Distance from Property: 87m



39 SEAGROVE WAY, COWES, VIC 3922

3 2 2

Sale Price

\$590,000

Sale Date: 13/07/2017

Distance from Property: 613m



15 SEAGROVE WAY, COWES, VIC 3922

3 2 2

Sale Price

\$632,000

Sale Date: 31/03/2017

Distance from Property: 631m

This report has been compiled on 31/10/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

76 KATHERINE CIRCUIT, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$619,000

Median sale price

Median price

\$390,000

House

☒

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
1 LESLIE AVE, COWES, VIC 3922	*\$565,000	26/07/2017
39 SEAGROVE WAY, COWES, VIC 3922	\$590,000	13/07/2017
15 SEAGROVE WAY, COWES, VIC 3922	\$632,000	31/03/2017