# STATEMENT OF INFORMATION

**39 CHURCH STREET, COWES, VIC 3922** PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

#### 39 CHURCH STREET, COWES, VIC 3922 📇 3 🗁 2 😓 1

**Indicative Selling Price** 

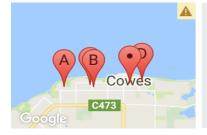
For the meaning of this price see consumer.vic.au/underquoting

\$669,000

Single Price:

Provided by: Brian Silver, Alex Scott Cowes

# **MEDIAN SALE PRICE**



# **COWES, VIC, 3922**

**Suburb Median Sale Price (House)** 

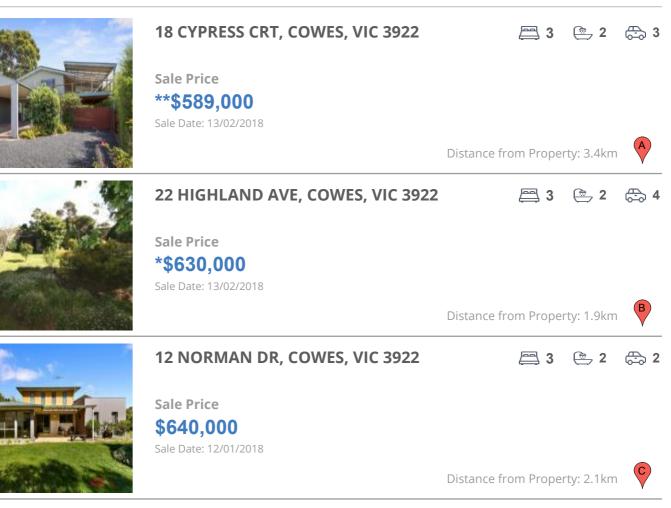
\$400,000

01 January 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.



This report has been compiled on 23/03/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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### 7 GORDON ST, COWES, VIC 3922

**Sale Price \$645,000** Sale Date: 02/02/2017

Distance from Property: 649m



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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 39 CHURCH STREET, COWES, VIC 3922

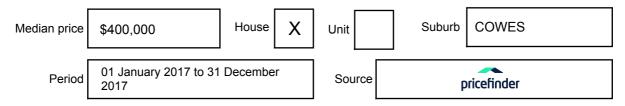
#### Indicative selling price

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

Single Price:

\$669,000

#### Median sale price



#### **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
18 CYPRESS CRT, COWES, VIC 3922	**\$589,000	13/02/2018
22 HIGHLAND AVE, COWES, VIC 3922	*\$630,000	13/02/2018
12 NORMAN DR, COWES, VIC 3922	\$640,000	12/01/2018
7 GORDON ST, COWES, VIC 3922	\$645,000	02/02/2017