

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

13 EVERTON DRIVE COWES VIC 3922

Indicative selling price

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

Single Price

or range
between

\$1,095,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Cowes

Period-from

01 Mar 2024

to

28 Feb 2025

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

26 SEACREST DRIVE COWES VIC 3922	\$909,590	16-Jul-24
7 KAURI CLOSE COWES VIC 3922	\$937,000	07-Nov-24
13 SANCTUARY DRIVE COWES VIC 3922	\$1,025,000	19-Sep-24

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.

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26 SEACREST DRIVE COWES VIC 3922

4 2 5

Sold Price

\$909,590

Sold Date

16-Jul-24

Distance

3.56km



7 KAURI CLOSE COWES VIC 3922

4 2 3

Sold Price

\$937,000

Sold Date

07-Nov-24

Distance

0.86km



13 SANCTUARY DRIVE COWES VIC 3922

3 2 2

Sold Price

\$1,025,000

Sold Date

19-Sep-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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