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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Manna Gum Drive Cowes VIC 3922

 5  2  1

Indicative Selling Price

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

Single Price \$520,000

Median Sale Price

\$494,000 Houses in Cowes between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

**15 West Court Cowes VIC 3922**

Sold Price

\$510,000

Sold Date

28-Jan-18 3  2  2

Distance

0.31km**143 Settlement Road Cowes VIC 3922**

Sold Price

\$523,000

Sold Date

08-Jan-19 3  2  2

Distance

0.56km**14 Carapooka Way Cowes VIC 3922**

Sold Price

\$520,000

Sold Date

04-Jul-18 4  2  1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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