Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Address
Including suburb and postcode

79 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	\$269,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$263,000	Prope	erty type		Land	Suburb	Cowes
Period-from	01 Aug 2019	to	31 Jul 2	020	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.

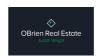
Address of comparable property	Price	Date of sale
6 Hope Way Cowes VIC 3922	\$263,000	25-Jan-20
7 Monterey Avenue Cowes VIC 3922	\$255,000	06-Jul-20
5 Monterey Avenue Cowes VIC 3922	\$262,000	03-Aug-19

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: 17 August 2020





Greg Davis P 03 5952 5100

M 0488279740

E greg.davis@obrienrealestate.com.au

6 Hope Way Cowes VIC 3922

Sold Price

\$263,000 Sold Date 25-Jan-20

Distance

0.14km



7 Monterey Avenue Cowes VIC

Sold Price

*\$255,000 Sold Date 06-Jul-20

3922

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Distance

0.17km



5 Monterey Avenue Cowes VIC 3922

Sold Price

\$262,000 Sold Date 03-Aug-19

Distance 0.18km

4 Firetail Grove Cowes VIC 3922

Sold Price

*\$267,000 Sold Date

16-Jul-20

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Distance 2.49km

RS = Recent sale

UN = Undisclosed Sale

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