

# STATEMENT OF INFORMATION

20 GORDON STREET, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 GORDON STREET, COWES, VIC 3922**

3 bedrooms 1 bathroom -

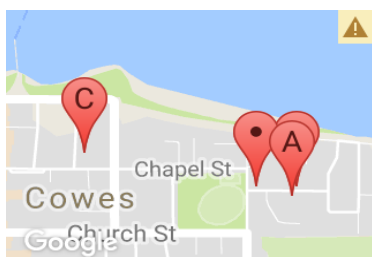
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$749,900**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

Suburb Median Sale Price (House)

**\$379,250**

01 January 2017 to 30 June 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.



**7 GORDON ST, COWES, VIC 3922**

3 bedrooms 2 bathrooms 1 car

Sale Price

**\$645,000**

Sale Date: 02/02/2017

Distance from Property: 122m



**6 GORDON ST, COWES, VIC 3922**

5 bedrooms 2 bathrooms 3 cars

Sale Price

**\$750,000**

Sale Date: 04/03/2016

Distance from Property: 134m



**15 FINDLAY ST, COWES, VIC 3922**

3 bedrooms 2 bathrooms 4 cars

Sale Price

**\$620,000**

Sale Date: 07/05/2016

Distance from Property: 568m



This report has been compiled on 30/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

20 GORDON STREET, COWES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$749,900

Median sale price

Median price

\$379,250

House

X

Unit


Suburb

COWES

Period

01 January 2017 to 30 June 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
7 GORDON ST, COWES, VIC 3922	\$645,000	02/02/2017
6 GORDON ST, COWES, VIC 3922	\$750,000	04/03/2016
15 FINDLAY ST, COWES, VIC 3922	\$620,000	07/05/2016