



**first
national**
REAL ESTATE

We put you first

Statement of Information

5/24 REDWOOD DRIVE, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



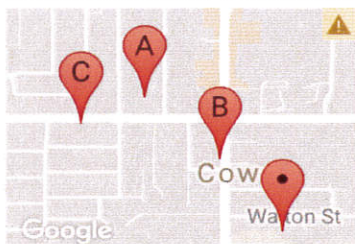
5/24 REDWOOD DRIVE, COWES, VIC 3922  3  2  2

Indicative Selling Price

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

Single Price: **\$509,000**

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (Unit)

\$370,000

01 October 2016 to 30 September 2017

Provided by: 

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.



6/230 SETTLEMENT RD, COWES, VIC 3922  3  2  1

Sale Price

\$460,000

Sale Date: 11/08/2017

Distance from Property: 685m



1/172 THOMPSON AVE, COWES, VIC 3922  3  2  1

Sale Price

\$459,000

Sale Date: 14/07/2017

Distance from Property: 344m



257 SETTLEMENT RD, COWES, VIC 3922  3  3  2

Sale Price

\$490,002

Sale Date: 09/06/2017

Distance from Property: 793m



This report has been compiled on 01/11/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

5/24 REDWOOD DRIVE, COWES, VIC 3922


Indicative selling price

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

Single Price: \$509,000

Median sale price

Median price \$370,000 House ☐ Unit ☒ Suburb COWES

Period 01 October 2016 to 30 September 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
6/230 SETTLEMENT RD, COWES, VIC 3922	\$460,000	11/08/2017
1/172 THOMPSON AVE, COWES, VIC 3922	\$459,000	14/07/2017
257 SETTLEMENT RD, COWES, VIC 3922	\$490,002	09/06/2017