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

20 WAGTAIL WAY 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	\$679,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$767,500	Property type		House		Suburb	Cowes	
Period-from	01 May 2023	to	to 30 Apr 20		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	
5 EGRET WAY COWES VIC 3922	\$700,000	11-Oct-23	
116 PEMBREY LOOP COWES VIC 3922	\$689,000	06-Mar-24	
12 BLUE GUM COURT COWES VIC 3922	\$640,000	07-May-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.

This Statement of Information was prepared on: 10 May 2024

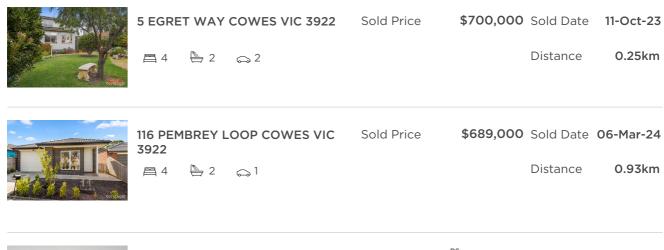


consumer.vic.gov.au



OBrien Real Estate Judith Wright M 03 5952 5100

 ${\sf E} \hspace{0.1 cm} {\sf sales.cowes@obre.com.au}$



	12 BLU 3922	E GUM (COURT COWES VIC	Sold Price	^{RS} \$640,000	Sold Date 07-May-24		
-	₿ 3	2	Ģ ⁴			Distance	1.96km	

RS = Recent sale UN = Undisclosed Sale

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