

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

556 Settlement Road 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Land

Suburb

Cowes

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Hill Court Cowes VIC 3922	\$417,000	27-Aug-19
13 Outlook Drive Cowes VIC 3922	\$385,000	17-Jul-19
31 Teddy Bear Lane Cowes VIC 3922	\$395,000	31-Jul-18

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: 08 January 2020



4 Hill Court Cowes VIC 3922

Sold Price

\$417,000

Sold Date

27-Aug-19

 3

 1

 3

Distance

0.06km



13 Outlook Drive Cowes VIC 3922

Sold Price

\$385,000

Sold Date

17-Jul-19

 3

 1

 2

Distance

0.26km



31 Teddy Bear Lane Cowes VIC 3922

Sold Price

\$395,000

Sold Date

31-Jul-18

 3

 1

 1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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