



@REALTY PTY LTD T/A @realty  
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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 241/2128 Phillip Island Road Cowes Vic 3922

Including suburb or  
locality and postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$340,000 or range between \$\* & \$

#### Median sale price

Median price \$640,000 Property Type Unit Suburb or Locality Cowes  
Period - From 01 July 2023 to 30 June 2024 Source pricefinder

#### 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

1 136/2128 Phillip Island Road Cowes Vic 3922	\$300,000	1/06/2023
2 122/2128 Phillip Island Road Cowes Vic 3922	\$440,000	13/09/2023
3	\$	

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: 06/09/2024