

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 9 Chicory Avenue, Cowes, VIC 3922

### Indicative selling price

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

Single Price

\$0

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Cowes (3922)

Period - From

01/01/2023

to

31/12/2023

Source

Pricefinder

### Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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 BIRDWOOD AVENUE, COWES VIC 3922	\$730,000	06/12/2023
26 SHAMROCK AVENUE, COWES VIC 3922	\$735,000	15/08/2023

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 28/02/2024