

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

259/2128 Phillip Island 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

\$197,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Cowes

Period-from

01 Jul 2019

to

30 Jun 2020

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

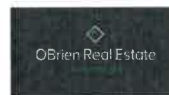
Date of sale

134/2128 Phillip Island Road Cowes VIC 3922	\$193,100	21-May-20

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: 31 July 2020



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Private inspection policy.
To ensure the health and well-being of our customers, please you do in observing the following safety protocols. Thank you for your co-operation and understanding.

- 2 people per party. Please no more than 2 people.
- Stay back time. Please adhere to the 1m rule. Wait 15 mins before the inspection.
- Social distancing. Please don't get too close to others.

Please do not enter the property. Please do not touch anything inside the property. Please do not enter the property.

134/2128 Phillip Island Road Cowes
VIC 3922

Sold Price

RS \$193,100 Sold Date 21-May-20

3 2 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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