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Statement of Information

10 DIANELLA WAY, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 DIANELLA WAY, COWES, VIC 3922

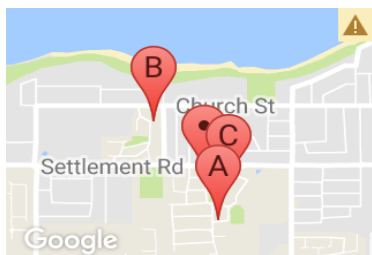
 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$564,000 to \$624,000

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



39 SEAGROVE WAY, COWES, VIC 3922

 4  2  2

Sale Price

***\$590,000**

Sale Date: 09/06/2017

Distance from Property: 297m



13 NORMAN DR, COWES, VIC 3922

 4  2  8

Sale Price

***\$560,000**

Sale Date: 23/04/2017

Distance from Property: 532m



15 SEAGROVE WAY, COWES, VIC 3922

 4  2  2

Sale Price

Price Withheld

Sale Date: 10/04/2017

Distance from Property: 171m



This report has been compiled on 19/07/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

10 DIANELLA WAY, COWES, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$564,000 to \$624,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
39 SEAGROVE WAY, COWES, VIC 3922	*\$590,000	09/06/2017
13 NORMAN DR, COWES, VIC 3922	*\$560,000	23/04/2017
15 SEAGROVE WAY, COWES, VIC 3922	Price Withheld	10/04/2017