

## 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 11/146 THOMPSON AVENUE, COWES, VIC 3922


#### Indicative selling price

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

Single Price: \$269,000

#### Median sale price

Median price \$355,000 House ☐ Unit ☒ Suburb COWES

Period 01 October 2016 to 30 September 2017 Source  pricefinder

#### 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
2/81 MCKENZIE RD, COWES, VIC 3922	*\$251,500	03/07/2017
10/146 THOMPSON AVE, COWES, VIC 3922	\$250,000	28/06/2017
441/2 THE ESP, COWES, VIC 3922	\$252,500	24/02/2017