

# 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 7A Findlay Street, Cowes, VIC 3922

### Indicative selling price

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

Price Range

\$1,450,000

&

\$1,595,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Cowes (3922)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
15 CHURCH STREET, COWES VIC 3922	\$1,375,000	21/11/2023
5/1-5 STEELE STREET, COWES VIC 3922	\$1,900,000	02/11/2023
9 ROY COURT, COWES VIC 3922	\$1,400,000	05/10/2023

This Statement of Information was prepared on: 07/02/2024