

STATEMENT OF INFORMATION

8/137 SETTLEMENT ROAD, COWES, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/137 SETTLEMENT ROAD, COWES, VIC

2 1 1

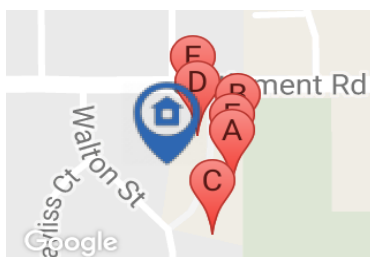
Indicative Selling Price

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

\$200,000 to \$220,000

Provided by: Chase Watters, Alex Scott Cowes

SUBURB MEDIAN



COWES, VIC, 3922

Suburb Median Sale Price (Unit)

\$335,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



20/137 SETTLEMENT RD, COWES, VIC 3922

2 1 1

Sale Price

\$240,000

Sale Date: 23/01/2017

Distance from Property: 55m



18/137 SETTLEMENT RD, COWES, VIC 3922

2 1 1

Sale Price

\$225,000

Sale Date: 06/12/2016

Distance from Property: 59m



24/1 WALTON ST, COWES, VIC 3922

2 1 1

Sale Price

\$200,000

Sale Date: 19/10/2016

Distance from Property: 72m



This report has been compiled on 20/05/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11/137 SETTLEMENT RD, COWES, VIC 3922

2 1 1

Sale Price

\$210,000

Sale Date: 23/07/2016

Distance from Property: 35m



13/137 SETTLEMENT RD, COWES, VIC 3922

2 1 1

Sale Price

\$200,000

Sale Date: 07/03/2016

Distance from Property: 51m



19/137 SETTLEMENT RD, COWES, VIC 3922

2 1 1

Sale Price

\$190,000

Sale Date: 24/09/2015

Distance from Property: 52m



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

8/137 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price / Range

\$200,000 to \$220,000

Median sale price

Median price

\$335,000

House

Unit

X


Suburb

COWES

Period

01 April 2016 to 31 March 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
20/137 SETTLEMENT RD, COWES, VIC 3922	\$240,000	23/01/2017
18/137 SETTLEMENT RD, COWES, VIC 3922	\$225,000	06/12/2016
24/1 WALTON ST, COWES, VIC 3922	\$200,000	19/10/2016
11/137 SETTLEMENT RD, COWES, VIC 3922	\$210,000	23/07/2016

13/137 SETTLEMENT RD, COWES, VIC 3922	\$200,000	07/03/2016
19/137 SETTLEMENT RD, COWES, VIC 3922	\$190,000	24/09/2015