

STATEMENT OF INFORMATION

2 MEDINA ROAD, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MEDINA ROAD, COWES, VIC 3922

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Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$384,000

01 July 2017 to 30 September 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.



29 CHILLINGWORTH RD, COWES, VIC 3922

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Sale Price

\$517,500

Sale Date: 13/05/2016

Distance from Property: 126m



16 ANTHONY CRT, COWES, VIC 3922

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Sale Price

\$500,000

Sale Date: 06/06/2016

Distance from Property: 651m



11 MEDINA RD, COWES, VIC 3922

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Sale Price

\$690,000

Sale Date: 13/08/2016

Distance from Property: 75m



This report has been compiled on 07/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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5 BELLAVISTA RD, COWES, VIC 3922

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Sale Price

\$720,000

Sale Date: 03/12/2016

Distance from Property: 321m



12 BELLAVISTA RD, COWES, VIC 3922

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Sale Price

\$935,000

Sale Date: 27/03/2017

Distance from Property: 289m



5 MCRAE AVE, COWES, VIC 3922

4 2 1

Sale Price

\$497,000

Sale Date: 28/04/2017

Distance from Property: 219m



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

2 MEDINA ROAD, COWES, VIC 3922

Indicative selling price

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

Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$384,000

House

X

Unit


Suburb

COWES

Period

01 July 2017 to 30 September 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
29 CHILLINGWORTH RD, COWES, VIC 3922	\$517,500	13/05/2016
16 ANTHONY CRT, COWES, VIC 3922	\$500,000	06/06/2016
11 MEDINA RD, COWES, VIC 3922	\$690,000	13/08/2016
5 BELLAVISTA RD, COWES, VIC 3922	\$720,000	03/12/2016

12 BELLAVISTA RD, COWES, VIC 3922	\$935,000	27/03/2017
5 MCRAE AVE, COWES, VIC 3922	\$497,000	28/04/2017