#### STATEMENT OF INFORMATION

Prepared on II May 2018



Marc Coulter

□ 59525100

□ 0477045744

E Marc.Coulter@phillipisland.com.au

## **HOUSE Offered for Sale**

47 Seagrove Way Cowes VIC 3922

**4 2 2 2** 

## **Indicative Selling Price**

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

Single Price \$749,000

#### Median Sale Price

\$420,000 Houses in Cowes between May 2017 - Apr 2018

Source: CoreLogic

# **Comparable Property Sales**

These are the 3 properties sold within 5 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.



19 Peninsula View Cowes VIC 3922 Sold Price \$653,000 Sold Date 14-Dec-17

4 2 2 2

Distance 0.23km



15 Seagrove Way Cowes VIC 3922 Sold Price \$632,000 Sold Date 31-Mar-17

☐ 3 ☐ 2 ☐ 2

Distance 0.33km



10 Dianella Way Cowes VIC 3922 Sold Price \$675,000 Sold Date 28-Jun-17

☐ 4 ☐ 2 ☐ 2 ☐ 2

Distance 0.38km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.