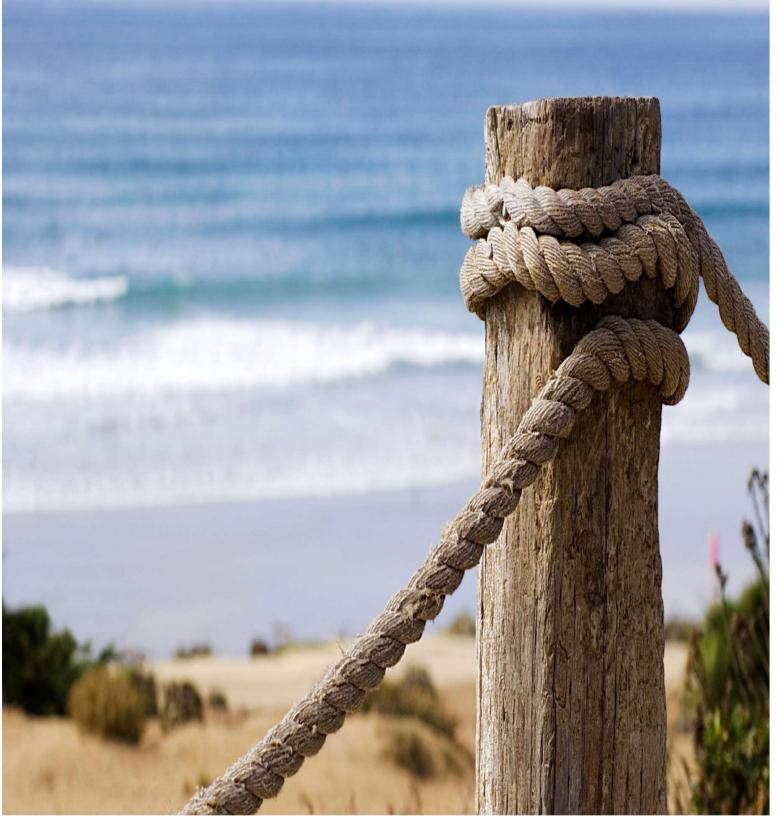
STATEMENT OF INFORMATION

1 WALDORF 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



1 WALDORF ROAD, COWES, VIC 3922







Indicative Selling Price

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

Single Price: \$339,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 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.



5 GRAMPIAN BVD, COWES, VIC 3922







Sale Price

*\$355,000

Sale Date: 25/07/2017

Distance from Property: 100m













Sale Price

\$360,000

Sale Date: 29/04/2017

Distance from Property: 102m





60 GRAMPIAN BVD, COWES, VIC 3922







Sale Price

\$444.000

Sale Date: 20/03/2017

Distance from Property: 208m













Sale Price

\$325,000

Sale Date: 07/03/2017

Distance from Property: 140m





11 WALDORF RD, COWES, VIC 3922







Sale Price

\$380,000

Sale Date: 22/12/2016







2 KEMBLA RD, COWES, VIC 3922







Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 167m





64 GRAMPIAN BVD, COWES, VIC 3922









Sale Price

\$440,000

Sale Date: 02/03/2017

Distance from Property: 219m





29 PASADENA DR, COWES, VIC 3922







Sale Price

\$420,000

Sale Date: 25/02/2017

Distance from Property: 206m



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	d 1 WALDORF ROAD, COWES, VIC 3922	
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Indicative selling price

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

Single Price:	\$339,000

Median sale price

Median price	\$390,000	House	X	Unit		Suburb	COWES	
Period	01 July 2016 to 30 June 2017		Sour	се	p	ricefinder		

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
5 GRAMPIAN BVD, COWES, VIC 3922	*\$355,000	25/07/2017
14 WALDORF RD, COWES, VIC 3922	\$360,000	29/04/2017
60 GRAMPIAN BVD, COWES, VIC 3922	\$444,000	20/03/2017
12 PASADENA DR, COWES, VIC 3922	\$325,000	07/03/2017



11 WALDORF RD, COWES, VIC 3922	\$380,000	22/12/2016
2 KEMBLA RD, COWES, VIC 3922	Price Withheld	28/07/2017
64 GRAMPIAN BVD, COWES, VIC 3922	\$440,000	02/03/2017
29 PASADENA DR, COWES, VIC 3922	\$420,000	25/02/2017

