

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**

3 2 2

Indicative Selling PriceFor 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**

3 2 2

Sale Price***\$355,000**

Sale Date: 25/07/2017

Distance from Property: 100m

**14 WALDORF RD, COWES, VIC 3922**

3 2 2

Sale Price**\$360,000**

Sale Date: 29/04/2017

Distance from Property: 102m

**60 GRAMPIAN BVD, COWES, VIC 3922**

3 2 4

Sale Price**\$444,000**

Sale Date: 20/03/2017

Distance from Property: 208m



This report has been compiled on 06/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.

**12 PASADENA DR, COWES, VIC 3922**

3 1 2

Sale Price

\$325,000

Sale Date: 07/03/2017

Distance from Property: 140m

**11 WALDORF RD, COWES, VIC 3922**

3 2 2

Sale Price

\$380,000

Sale Date: 22/12/2016

Distance from Property: 93m

**2 KEMBLA RD, COWES, VIC 3922**

4 2 2

Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 167m

**64 GRAMPIAN BVD, COWES, VIC 3922**

4 2 3

Sale Price

\$440,000

Sale Date: 02/03/2017

Distance from Property: 219m

**29 PASADENA DR, COWES, VIC 3922**

4 2 2

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

1 WALDORF ROAD, COWES, VIC 3922

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

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
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