# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

1 BRADLEY COURT COWES VIC 3922

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$1,400,000	&	\$1,500,000
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# Median sale price

(\*Delete house or unit as applicable)

Median Price	\$720,000	Prop	erty type	ty type House		Suburb	Cowes
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1 HEREWARD CLOSE COWES VIC 3922	\$1,420,000	09-Aug-25
7 OSBOURNE AVENUE COWES VIC 3922	\$1,410,000	06-May-25
5 CHARMANDENE COURT COWES VIC 3922	\$1,500,000	08-Sep-24

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 October 2025





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1 HEREWARD CLOSE COWES VIC Sold Price 3922

€ 3

\*\$1,420,000 Sold Date 09-Aug-25

Distance 2.98km



7 OSBOURNE AVENUE COWES VIC Sold Price 3922

\$1,410,000 Sold Date 06-May-25

Distance 1.49km



**5 CHARMANDENE COURT COWES** Sold Price VIC 3922

\$1,500,000 Sold Date 08-Sep-24

Distance 2.41km

**■** 5 **⊕** 3 **⇔** 2

RS = Recent sale

**UN** = Undisclosed Sale

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