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

109 MCKENZIE ROAD 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	\$1,250,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$729,500	Prop	erty type	ype House		Suburb	Cowes
Period-from	01 Apr 2024	to	31 Mar 2	2025	Source		Corelogic

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
8 DIANELLA WAY COWES VIC 3922	\$1,220,000	15-Nov-24
12 CURRAWONG CLOSE COWES VIC 3922	\$1,200,000	06-Apr-24
29-31 WALTON STREET COWES VIC 3922	\$1,200,000	24-Jan-25

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: 14 April 2025

