

Ryan Owens  
0407 747 188

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Susan Gathercole

175/2128 Phillip Island Road  
Cowes, Vic 3922

Dear Sue,

Appraisal - Villa 175, 2128 Phillip Island Road. Cowes Vic 3922

Thank you for your invitation to appraise your property and provide an appraisal of what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

While no comparable sales will show using current systems, our previous sales history can be used to evaluate your Villa in the current market.

Recorded Comparable/Non Comparable Sales with @realty for 3 bedroom Villas within the last 18 months

Villa 254, 254/2128 Phillip Island Road, Cowes, Vic 3922 \$510,000	Date of Sale 12/06/2025
Villa 241, 241/2128 Phillip Island Road, Cowes, Vic 3922 \$340,000	Date of Sale 26/11/2024

Historic Sales for 3 Bedroom

Villa 122, 122/2128 Phillip Island Road, Cowes, Vic 3922 \$295,000	Date of Sale 13/09/2023
Villa 136, 136/2128 Phillip Island Road, Cowes, Vic 3922 \$295,000	Date of Sale 01/06/2023
Villa 134, 134/2128 Phillip Island Road, Cowes, Vic 3922 \$339,000	Date of Sale 11/11/2022
Villa 164, 164/2128 Phillip Island Road, Cowes, Vic 3922 \$281,000	Date of Sale 18/05/2022

Other Sales

We have processed a total of 12 Sales of Villas within the Ramada Resort, from 1 Bedroom through to 3 Bedrooms We have experienced growth within the resort and recorded some of the highest sales transactions, Considerations are, Condition, Upgrades, Renovation, Finishes, Inclusions, Locations, Distance from Facilities and Returns.

Villa 175 has been appraised within the following range \$360,000-\$380,000

Should you have any questions about the information in this document, please feel free to contact me to discuss this further.

Thank you again for the opportunity.

Kind Regards



Ryan Owens  
06/11/2025

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