

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

25 COWANS DRIVE DALES CREEK VIC 3341

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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Dales Creek

Period-from

01 May 2024

to

30 Apr 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

17 COWANS DRIVE DALES CREEK VIC 3341	\$600,000	27-Feb-25
15 COWANS DRIVE DALES CREEK VIC 3341	\$520,000	15-May-25
59 COWANS DRIVE DALES CREEK VIC 3341	\$550,000	10-Jul-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 May 2025



**17 COWANS DRIVE DALES CREEK
VIC 3341**

Sold Price

\$600,000

Sold Date

27-Feb-25



3



1



2

Distance

0.06km



**15 COWANS DRIVE DALES CREEK
VIC 3341**

Sold Price

^{RS} **\$520,000**

Sold Date

15-May-25



2



1



2

Distance

0.1km



**59 COWANS DRIVE DALES CREEK
VIC 3341**

Sold Price

\$550,000

Sold Date

10-Jul-24



3



1



3

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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