# **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	251/1 Findlay Street, Cowes, VIC 3922
postcode	

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$789,000

#### Median sale price

Median price	\$668,500		Property Typ	e Unit		Suburb	Cowes (3922)
Period - From	01/10/2024	to	30/09/2025	Source	Pricefinder		

## 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
3/55-57 CHAPEL STREET, COWES VIC 3922	\$662,000	31/10/2024
2/8 PARK STREET, COWES VIC 3922	\$700,000	10/04/2024
201/59 CHAPEL STREET, COWES VIC 3922	\$640,000	02/10/2024

This Statement of Information was prepared on:	06/10/2025
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