# 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

3 ANTHONY 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	\$1,050,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$712,500	Property type		House		Suburb	Cowes
Period-from	01 Jul 2024	to	to 30 Jun 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 COVE PLACE COWES VIC 3922	\$1,100,000	08-Mar-25	
10 SILVERSTONE DRIVE COWES VIC 3922	\$985,000	12-Feb-25	
7 EAGLE AVENUE COWES VIC 3922	\$960,000	14-Oct-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.

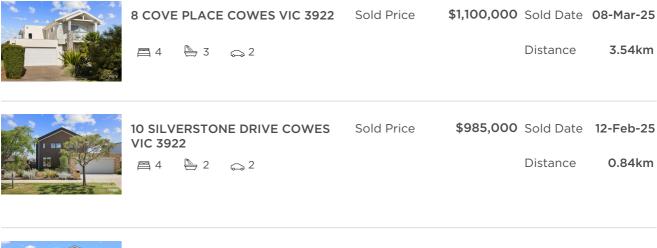
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7 EAGL 3922	E AVEN	UE COWES VIC	Sold Price	e <b>\$960,000</b>	Sold Date	14-Oct-24
	2 🌦				Distance	0.83km

RS = Recent sale UN = Undisclosed Sale

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