

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 42 Bayview Drive, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$790,000

&

\$830,000

Median sale price

Median price

\$742,000

Property Type

House

Suburb

Cowes (3922)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

Comparable property sales

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 |
|------------------------------------|-----------|--------------|
| 26 TEDDY BEAR LANE, COWES VIC 3922 | \$660,890 | 02/11/2024 |
| 7 SPAVEN COURT, COWES VIC 3922 | \$790,000 | 09/09/2024 |
| 77 Redrocks Rd Cowes | \$700,000 | 06/12/2024 |

This Statement of Information was prepared on: 27/03/2025