

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

98 SCENIC DRIVE 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cowes

Period-from

01 Nov 2023

to

31 Oct 2024

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

14 ROGAN CLOSE COWES VIC 3922	592500	14-Jun-24
111 RED ROCKS ROAD COWES VIC 3922	599000	14-May-24
3 CHATSWORTH AVENUE VENTNOR VIC 3922	549000	25-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: 14 November 2024



14 ROGAN CLOSE COWES VIC 3922

 3  1  2

Sold Price

592500

Sold Date

14-Jun-24

Distance

0.85km



111 RED ROCKS ROAD COWES VIC 3922

 3  1  1

Sold Price

599000

Sold Date

14-May-24

Distance

0.26km



3 CHATSWORTH AVENUE VENTNOR VIC 3922

 3  1  1

Sold Price

549000

Sold Date

25-Jul-24

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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