

# Getaway Phillip Island

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**4/34-36 Jenner Avenue, Cowes, VIC 3922**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$369,000**

MEDIAN SALE PRICE

**Median price \$431,000 | Unit | Cowes (3922)**

**Period - From 1 March 2019 to 1 March 2019 | Source - Real Estate .com.au**

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
<b>2/5 WYNDHAM AVENUE, COWES VIC 3922</b>	<b>\$355,000</b>	<b>26/04/2018</b>
<b>2/263 CHURCH STREET, COWES VIC 3922</b>	<b>\$374,000</b>	<b>26/02/2018</b>
<b>3/4 MCHAFFIE DRIVE, COWES VIC 3922</b>	<b>\$372,000</b>	<b>28/02/2018</b>