

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

477 Settlement Road 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cowes

Period-from

01 Nov 2018

to

31 Oct 2019

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

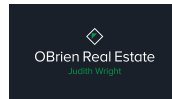
Date of sale

475 Settlement Road Cowes VIC 3922	\$505,000	27-Feb-19
18 Pasadena Drive Cowes VIC 3922	\$520,000	18-Jun-19
603 Settlement Road Cowes VIC 3922	\$510,000	08-Feb-19

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: 19 November 2019



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475 Settlement Road Cowes VIC 3922

Sold Price

\$505,000

Sold Date

27-Feb-19

4 2 1

Distance

0.02km



18 Pasadena Drive Cowes VIC 3922

Sold Price

\$520,000

Sold Date

18-Jun-19

3 2 2

Distance

0.63km



603 Settlement Road Cowes VIC 3922

Sold Price

\$510,000

Sold Date

08-Feb-19

3 2 2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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