

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	18 Caroline Avenue, Cowes Vic 3922
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Indicative selling price

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

Single price \$489,500

Median sale price

Median price	\$570,000	Property Type	House	Suburb	Cowes
Period - From	01/04/2019	to	30/06/2019	Source	REIV

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
1	143 Church St COWES 3922	\$508,500	06/02/2019
2	1/283 Settlement Rd COWES 3922	\$490,000	30/01/2019
3	15 Koala St COWES 3922	\$480,000	16/08/2019

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: 16/09/2019

18 Caroline Avenue, Cowes Vic 3922



 4  1  2

Property Type: House
Land Size: 378 sqm approx
Agent Comments

Indicative Selling Price
\$489,500
Median House Price
June quarter 2019: \$570,000

Comparable Properties



143 Church St COWES 3922 (VG)

Agent Comments

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Price: \$508,500
Method: Sale
Date: 06/02/2019
Property Type: House (Res)
Land Size: 394 sqm approx



1/283 Settlement Rd COWES 3922 (REI/VG)

Agent Comments

 3  2  2

Price: \$490,000
Method: Private Sale
Date: 30/01/2019
Rooms: 4
Property Type: House
Land Size: 310 sqm approx



15 Koala St COWES 3922 (REI)

Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 16/08/2019
Rooms: 4
Property Type: House
Land Size: 663 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.