



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Dianella Way,  
COWES 3922**

### Indicative selling price

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

**Range \$595,000 - \$625,000**

### Median sale price

Median **House** for **COWES** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$450,000**

### 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 the most comparable to the property for sale.

**40 Seagrove Way,**  
Cowes 3922

**Price \$575,000** Sold 25 July  
2018

**39 Seagrove Way,**  
Cowes 3922

**Price \$590,000** Sold 13 July  
2017

**19 Peninsula View,**  
Cowes 3922

**Price \$653,000** Sold 14  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
Cowes VIC 3922

### Contact agents



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