



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5 Dianella Way,  
COWES 3922**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$569,000**

### Median sale price

Median **House** for **COWES** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$520,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**17 Leslie Avenue,**  
COWES 3922

Price **\$550,000** Sold 21  
October 2018

**4 Waldorf Road,**  
COWES 3922

Price **\$540,000** Sold 13 May  
2019

**10 Pasadena Drive,**  
COWES 3922

Price **\$520,000** Sold 25  
October 2018

This Statement of Information was prepared on 17th Sep 2019

### 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.

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
COWES VIC 3922

### Contact agents



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**RayWhite**