

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

63 Grampian Boulevard, Cowes, VIC 3922

INDICATIVE SELLING PRICE

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

Single Price \$519,000

MEDIAN SALE PRICE

Median price \$500,250 | House | Cowes (3922)

Period - From 30 January 2018 to 30 July 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 PASADENA DRIVE, COWES VIC 3922	\$520,000	17/07/2018
511 SETTLEMENT ROAD, COWES VIC 3922	\$530,000	27/06/2018
13 THRUXTON STREET, COWES VIC 3922	\$539,000	10/03/2018