

## 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 and  
postcode 5/20 CHURCH ST, COWES, VIC 3922


### Indicative selling price

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

Single Price: \$329,000

### Median sale price

Median price \$384,500 House  Unit  Suburb COWES

Period 01 July 2016 to 30 June 2017 Source 

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/6 PARK ST, COWES, VIC 3922	\$315,000	17/04/2017
1/38 JENNER AVE, COWES, VIC 3922	\$272,500	02/03/2017
41 JENNER AVE, COWES, VIC 3922	*\$337,000	09/03/2017

**STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



**5/20 CHURCH ST, COWES, VIC 3922**

3 1 2

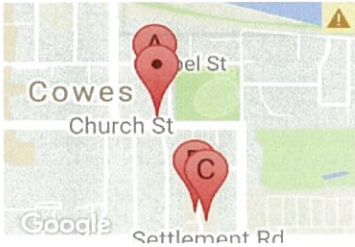
**Indicative Selling Price**

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

**Single Price: \$329,000**

Provided by: Beth Lynch , Judith Wright Stockdale & Leggo

**MEDIAN SALE PRICE**



**COWES, VIC, 3922**

**Suburb Median Sale Price (Unit)**

**\$384,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

**COMPARABLE PROPERTIES**

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.



**5/6 PARK ST, COWES, VIC 3922**

2 1 2

**Sale Price**

**\$315,000**

Sale Date: 17/04/2017

Distance from Property: 74m



**1/38 JENNER AVE, COWES, VIC 3922**

2 1 1

**Sale Price**

**\$272,500**

Sale Date: 02/03/2017

Distance from Property: 379m



**41 JENNER AVE, COWES, VIC 3922**

3 1 2

**Sale Price**

**\*\$337,000**

Sale Date: 09/03/2017

Distance from Property: 422m



This report has been compiled on 08/07/2017 by Judith Wright Stockdale & Leggo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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