

michael foenander

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3+6 /17-21 Birch Crescent Cowes VIC 3922
 3 2 2

Indicative Selling Price

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

Single Price \$535,000

Median Sale Price

\$399,000 Units in Cowes between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

- - -	21 Birch Crescent Cowes VIC 3922	Sold Price	\$455,000	Sold Date	21-Aug-17
				Distance	0.03km
	29 Birch Crescent Cowes VIC 3922	Sold Price	\$475,000	Sold Date	16-Oct-17
3 2 2				Distance	0.06km
3 2 -	3 Birch Crescent Cowes VIC 3922	Sold Price	\$542,490	Sold Date	13-Mar-18
				Distance	0.08km

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**1/1 Martin Street Silverleaves VIC
3922**

3 2 2

Sold Price

\$510,000

Sold Date

16-Apr-18

Distance

0.29km

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