

## 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

82 TEDDY BEAR LANE, 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 / Range

\$359,000

### Median sale price

Median price

\$389,000

House

Unit

Suburb

COWES

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

### 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
31 BAYVIEW DR, COWES, VIC 3922	\$339,000	05/12/2016
36 SCENIC DR, COWES, VIC 3922	\$345,000	29/11/2016
73 CHURCHILL DR, COWES, VIC 3922	\$340,000	26/10/2016