

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

134 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price: \$359,500

Median sale price

Median price

\$390,000

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
2 MONASH AVE, COWES, VIC 3922	\$322,500	31/05/2016
19 MORGAN ST, COWES, VIC 3922	\$355,000	09/11/2016
9 ST GEORGES RD, COWES, VIC 3922	\$345,000	14/06/2017