

## 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

401 SETTLEMENT ROAD, COWES, VIC 3922
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### Indicative selling price

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

Single Price: 

\$250,000
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### Median sale price

Median price 

\$390,000
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 House 

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 Unit 

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 Suburb 

COWES
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Period 

01 October 2016 to 30 September 2017
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 Source 


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### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
208 CHURCH ST, COWES, VIC 3922	\$227,000	02/06/2017
266 SETTLEMENT RD, COWES, VIC 3922	\$250,000	11/05/2017