

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

95 TEDDY BEAR LANE, COWES, VIC 3922

Indicative selling price

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

Single Price: \$419,000

Median sale price

Median price

\$397,000

House

Unit

Suburb

COWES

Period

01 January 2017 to 31 December
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
88 TEDDY BEAR LANE, COWES, VIC 3922	\$417,000	19/11/2015
57 TEDDY BEAR LANE, COWES, VIC 3922	*\$400,000	26/10/2017
59 BAYVIEW DR, COWES, VIC 3922	\$390,000	29/10/2016