

STATEMENT OF INFORMATION

40 JUSTICE ROAD, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

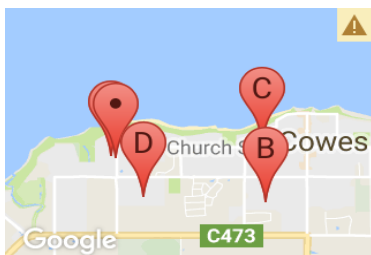
**40 JUSTICE ROAD, COWES, VIC 3922**

3 2 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$449,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**COWES, VIC, 3922****Suburb Median Sale Price (House)****\$397,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**42 DRIFTWOOD DR, COWES, VIC 3922**

3 1 2

Sale Price***\$420,000**

Sale Date: 05/12/2017

Distance from Property: 76m

**22 CARAPOOKA WAY, COWES, VIC 3922**

4 2 2

Sale Price**\$420,000**

Sale Date: 26/09/2017

Distance from Property: 2km

**17 VAUGHAN ST, COWES, VIC 3922**

2 2 1

Sale Price**\$430,000**

Sale Date: 11/10/2017

Distance from Property: 1.9km

**This report has been compiled on 08/02/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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3 PLOVER ST, COWES, VIC 3922

 4  2  -

Sale Price

***\$429,000**

Sale Date: 01/11/2017

Distance from Property: 655m



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

40 JUSTICE ROAD, COWES, VIC 3922

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$397,000

House

Unit

Suburb

COWES

Period

01 January 2017 to 31 December
2017

Source

 pricfinder

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
42 DRIFTWOOD DR, COWES, VIC 3922	*\$420,000	05/12/2017
22 CARAPOOKA WAY, COWES, VIC 3922	\$420,000	26/09/2017
17 VAUGHAN ST, COWES, VIC 3922	\$430,000	11/10/2017
3 PLOVER ST, COWES, VIC 3922	*\$429,000	01/11/2017