

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

34 BOARDWALK BOULEVARD, COWES, VIC

PREPARED BY MAREE MALLOY, ALEX SCOTT COWES, PHONE: 0408 316 715

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

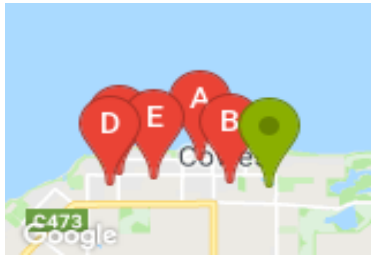
**34 BOARDWALK BOULEVARD, COWES,**

🛏️ 3 🍷 2 🚗 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$537,000**

Provided by: Maree Malloy, Alex Scott Cowes

## MEDIAN SALE PRICE

**COWES, VIC, 3922**

Suburb Median Sale Price (House)

**\$450,000**

01 July 2017 to 30 June 2018

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.

**109 CHURCH ST, COWES, VIC 3922**

🛏️ 3 🍷 2 🚗 1

Sale Price

**\*\$512,000**

Sale Date: 29/05/2018

Distance from Property: 1.9km

**15 WEST CRT, COWES, VIC 3922**

🛏️ 3 🍷 2 🚗 2

Sale Price

**\$510,000**

Sale Date: 28/01/2018

Distance from Property: 973m

**511 SETTLEMENT RD, COWES, VIC 3922**

🛏️ 4 🍷 2 🚗 2

Sale Price

**\*\$530,000**

Sale Date: 27/06/2018

Distance from Property: 3.8km

**This report has been compiled on 05/07/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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**13 THRUXTON ST, COWES, VIC 3922**

4 2 2

Sale Price

**\$539,000**

Sale Date: 02/03/2018

Distance from Property: 4.1km

**8 WATER VIEW RISE, COWES, VIC 3922**

2 2 2

Sale Price

**\$550,000**

Sale Date: 11/05/2018

Distance from Property: 3km



## 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

34 BOARDWALK BOULEVARD, COWES, VIC

### Indicative selling price

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

Single Price:

\$537,000

### Median sale price

Median price

\$450,000

House

Unit

Suburb

COWES

Period

01 July 2017 to 30 June 2018

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
109 CHURCH ST, COWES, VIC 3922	*\$512,000	29/05/2018
15 WEST CRT, COWES, VIC 3922	\$510,000	28/01/2018
511 SETTLEMENT RD, COWES, VIC 3922	*\$530,000	27/06/2018
13 THRUXTON ST, COWES, VIC 3922	\$539,000	02/03/2018

8 WATER VIEW RISE, COWES, VIC 3922	\$550,000	11/05/2018
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