

STATEMENT OF INFORMATION

1/7 PERLIS AVENUE, COWES, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1/7 PERLIS AVENUE, COWES, VIC 3922**

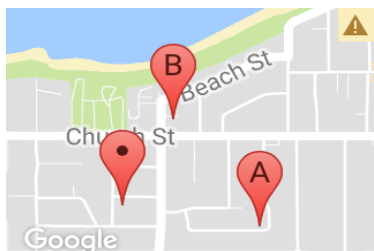
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$235,000 to \$255,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE

**COWES, VIC, 3922**

Suburb Median Sale Price (Unit)

\$370,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**1/30 WYNDHAM AVE, COWES, VIC 3922**

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Sale Price

\$265,000

Sale Date: 09/05/2016

Distance from Property: 450m

**3/15 MCKENZIE RD, COWES, VIC 3922**

2 1 1

Sale Price

\$315,000

Sale Date: 10/08/2015

Distance from Property: 349m



This report has been compiled on 02/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/7 PERLIS AVENUE, COWES, VIC 3922

Indicative selling price

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

Price Range: \$235,000 to \$255,000

Median sale price

Median price

\$370,000

House

Unit

X

Suburb

COWES

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
1/30 WYNDHAM AVE, COWES, VIC 3922	\$265,000	09/05/2016
3/15 MCKENZIE RD, COWES, VIC 3922	\$315,000	10/08/2015