

# STATEMENT OF INFORMATION

2/7 BEACH STREET, 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

**2/7 BEACH STREET, COWES, VIC 3922**

🛏️ 4 🍷 2 🚗 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$410,000 to \$430,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE

**COWES, VIC, 3922****Suburb Median Sale Price (Unit)****\$355,000**

01 October 2016 to 30 September 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.

**1/15 MCKENZIE RD, COWES, VIC 3922**

🛏️ 2 🍷 1 🚗 1

**Sale Price****\*\$371,000**

Sale Date: 08/11/2017

Distance from Property: 368m

**2/5 VAUGHAN ST, COWES, VIC 3922**

🛏️ 3 🍷 2 🚗 2

**Sale Price****\*\$490,000**

Sale Date: 15/08/2017

Distance from Property: 156m

**23/1 WARLEY AVE, COWES, VIC 3922**

🛏️ 3 🍷 2 🚗 1

**Sale Price****\$470,000**

Sale Date: 02/08/2017

Distance from Property: 402m

**This report has been compiled on 15/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

**7/14 OSBOURNE AVE, COWES, VIC 3922**

🛏 2 📄 2 🚗 1

Sale Price

**\$370,000**

Sale Date: 25/07/2017

Distance from Property: 23m

**10/7 BEACH ST, COWES, VIC 3922**

🛏 3 📄 2 🚗 2

Sale Price

**\$444,000**

Sale Date: 23/06/2017

Distance from Property: 65m



## 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

2/7 BEACH STREET, COWES, VIC 3922

### Indicative selling price

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

Price Range: \$410,000 to \$430,000

### Median sale price

Median price

\$355,000

House

Unit

X

Suburb

COWES

Period

01 October 2016 to 30 September 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 |
|------------------------------------|------------|--------------|
| 1/15 MCKENZIE RD, COWES, VIC 3922  | *\$371,000 | 08/11/2017   |
| 2/5 VAUGHAN ST, COWES, VIC 3922    | *\$490,000 | 15/08/2017   |
| 23/1 WARLEY AVE, COWES, VIC 3922   | \$470,000  | 02/08/2017   |
| 7/14 OSBOURNE AVE, COWES, VIC 3922 | \$370,000  | 25/07/2017   |

|                                |           |            |
|--------------------------------|-----------|------------|
| 10/7 BEACH ST, COWES, VIC 3922 | \$444,000 | 23/06/2017 |
|--------------------------------|-----------|------------|