

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 NORMAN DRIVE, COWES, VIC 3922**



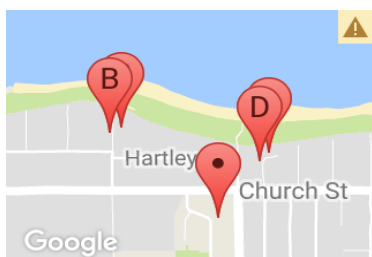
### Indicative Selling Price

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

Single Price: **\$790,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

Suburb Median Sale Price (House)

**\$390,000**

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.



**13 GLEN ISLA CRT, COWES, VIC 3922**



Sale Price

**\*\$970,000**

Sale Date: 08/06/2017

Distance from Property: 284m



**12 BELLAVISTA RD, COWES, VIC 3922**



Sale Price

**\$935,000**

Sale Date: 27/03/2017

Distance from Property: 464m



**5 BELLAVISTA RD, COWES, VIC 3922**



Sale Price

**\$720,000**

Sale Date: 03/12/2016

Distance from Property: 450m



This report has been compiled on 10/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**7 GLEN ISLA CRT, COWES, VIC 3922**

 4  2  2

Sale Price

**\$740,000**

Sale Date: 15/09/2016

Distance from Property: 242m



## 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

11 NORMAN DRIVE, COWES, VIC 3922

### Indicative selling price

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

Single Price:

\$790,000

### Median sale price

Median price

\$390,000

House

Unit

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 |
|-----------------------------------|------------|--------------|
| 13 GLEN ISLA CRT, COWES, VIC 3922 | *\$970,000 | 08/06/2017   |
| 12 BELLAVISTA RD, COWES, VIC 3922 | \$935,000  | 27/03/2017   |
| 5 BELLAVISTA RD, COWES, VIC 3922  | \$720,000  | 03/12/2016   |
| 7 GLEN ISLA CRT, COWES, VIC 3922  | \$740,000  | 15/09/2016   |