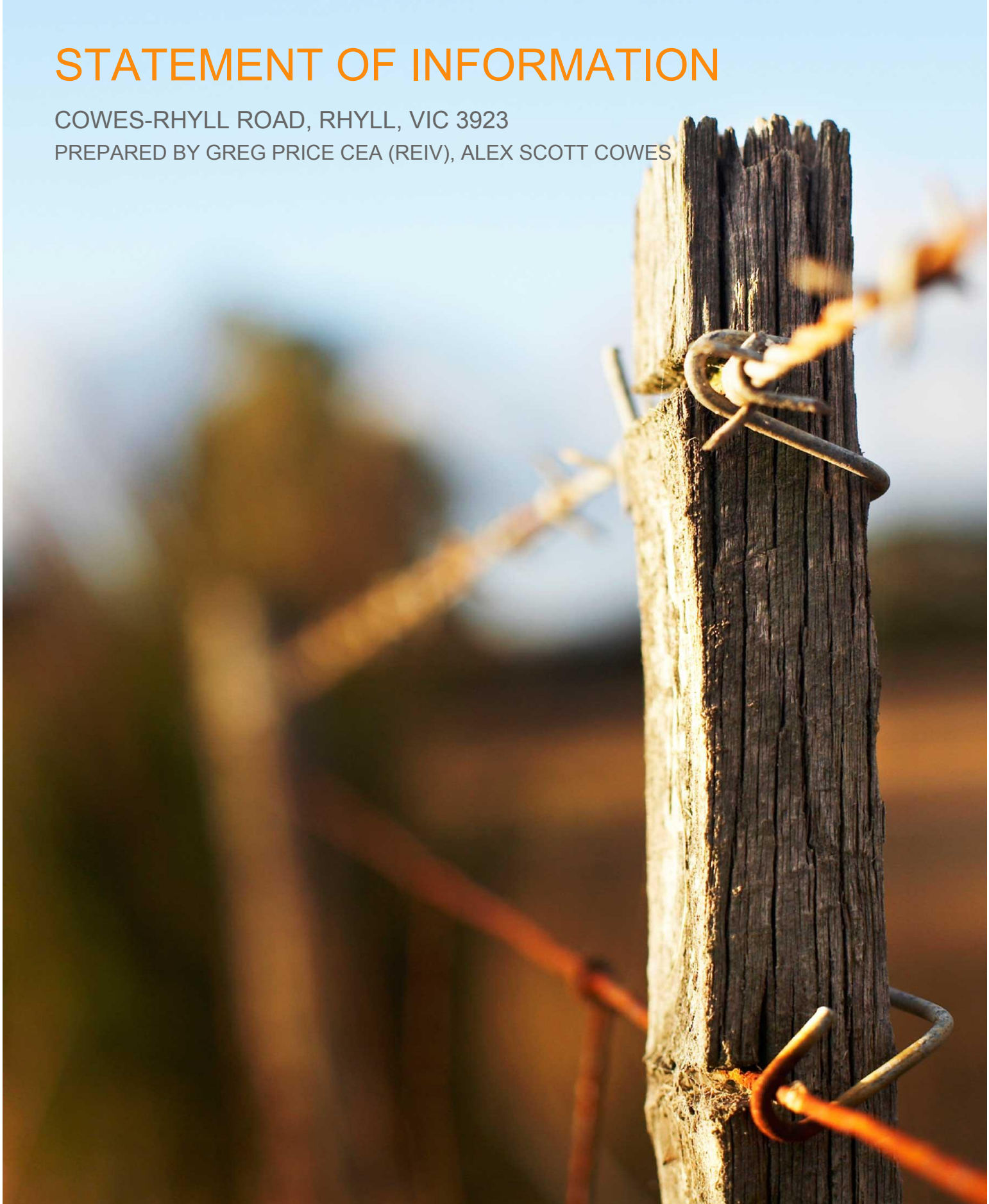


STATEMENT OF INFORMATION

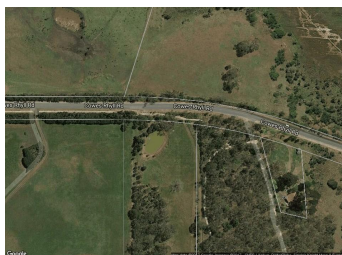
COWES-RHYLL ROAD, RHYLL, VIC 3923

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



COWES-RHYLL ROAD, RHYLL, VIC 3923



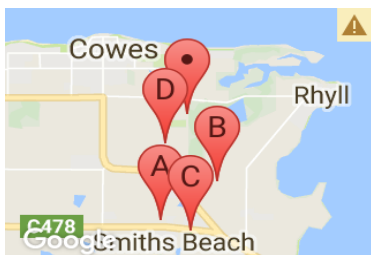
Indicative Selling Price

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

Single Price: \$975,000

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

MEDIAN SALE PRICE



RHYLL, VIC, 3923

Suburb Median Sale Price (Other)

\$1,200,000

01 July 2016 to 30 June 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.



142 SMITHS BEACH RD, COWES, VIC 3922



Sale Price

\$1,900,000

Sale Date: 05/04/2015

Distance from Property: 3.1km



130 HARBISON RD, RHYLL, VIC 3923



Sale Price

\$900,000

Sale Date: 03/08/2015

Distance from Property: 2.1km



77 BACK BEACH RD, SMITHS BEACH, VIC 3922



Sale Price

\$1,500,000

Sale Date: 09/09/2015

Distance from Property: 3.3km



This report has been compiled on 09/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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79 COGHLAN RD, COWES, VIC 3922

 3  2  5

Sale Price

\$655,000

Sale Date: 09/11/2015

Distance from Property: 1km



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

COWES-RHYLL ROAD, RHYLL, VIC 3923

Indicative selling price

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

Single Price:

\$975,000

Median sale price

Median price

\$1,200,000

House

Unit

Suburb

RHYLL

Period

01 July 2016 to 30 June 2017

Source

pricefinder

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
142 SMITHS BEACH RD, COWES, VIC 3922	\$1,900,000	05/04/2015
130 HARBISON RD, RHYLL, VIC 3923	\$900,000	03/08/2015
77 BACK BEACH RD, SMITHS BEACH, VIC 3922	\$1,500,000	09/09/2015
79 COGHLAN RD, COWES, VIC 3922	\$655,000	09/11/2015