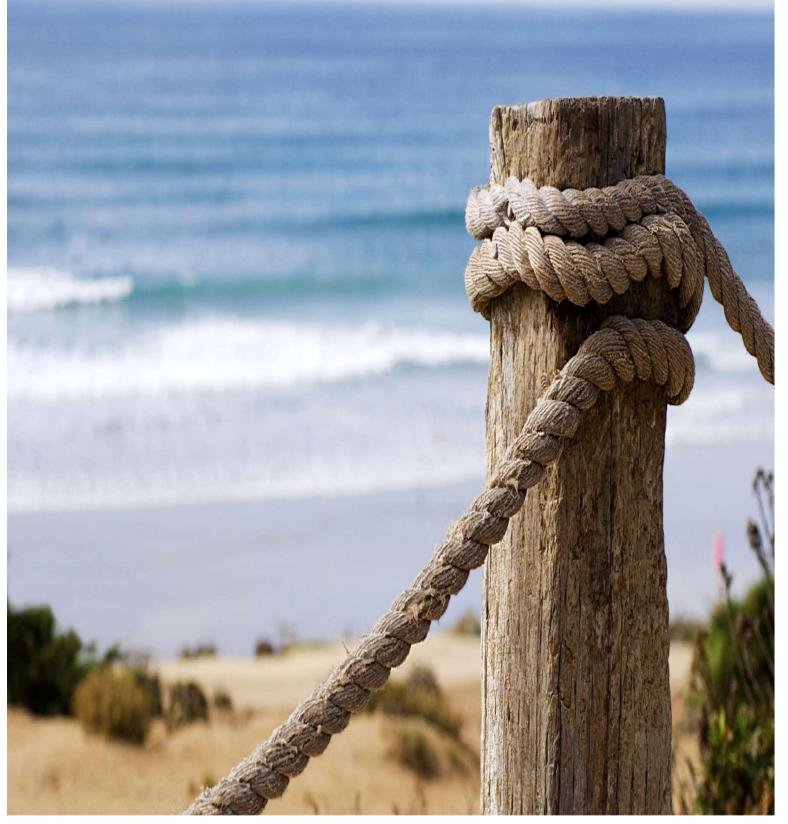
# STATEMENT OF INFORMATION

52 WALTON 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



# 52 WALTON STREET, COWES, VIC 3922 🕮 2 🕒 1 😂 1







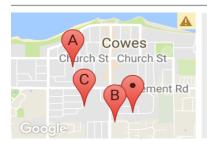
**Indicative Selling Price** 

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

Single Price: \$430,000

Provided by: Chase Watters, Alex Scott Cowes

#### **MEDIAN SALE PRICE**



**COWES, VIC, 3922** 

**Suburb Median Sale Price (House)** 

\$430,000

01 January 2018 to 31 March 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.



10 WYNDHAM AVE, COWES, VIC 3922







Sale Price

\*\$455,000

Sale Date: 08/03/2018

Distance from Property: 1km





7 REDWOOD DR, COWES, VIC 3922







Sale Price

\*\$455,000

Sale Date: 05/03/2018

Distance from Property: 265m





29 GOONDIWINDI DR, COWES, VIC 3922







Sale Price

\$440,000

Sale Date: 16/11/2017

Distance from Property: 633m



# 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	52 WALTON STREET, COWES, VIC 3922
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### Indicative selling price

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

Single Price:	\$430,000	

### Median sale price

Median price	\$430,000	House	X	Unit		Suburb	COWES
Period	01 January 2018 to 31 March 2018			Soui	rce	p	ricefinder

# 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
10 WYNDHAM AVE, COWES, VIC 3922	*\$455,000	08/03/2018
7 REDWOOD DR, COWES, VIC 3922	*\$455,000	05/03/2018
29 GOONDIWINDI DR, COWES, VIC 3922	\$440,000	16/11/2017