

STATEMENT OF INFORMATION

2/12 GRANDVIEW GROVE, COWES, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**2/12 GRANDVIEW GROVE, COWES, VIC**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$329,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**COWES, VIC, 3922**

Suburb Median Sale Price (Unit)

\$384,500

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.

**7/6 HOLLYDENE CRT, COWES, VIC 3922**

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Sale Price

\$350,000

Sale Date: 30/06/2016

Distance from Property: 494m

**1/3 FINDLAY ST, COWES, VIC 3922**

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Sale Price

\$335,000

Sale Date: 28/08/2016

Distance from Property: 1.1km

**41 JENNER AVE, COWES, VIC 3922**

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Sale Price

\$331,400

Sale Date: 08/06/2016

Distance from Property: 888m

**This report has been compiled on 21/09/2017 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

2/12 GRANDVIEW GROVE, COWES, VIC 3922

Indicative selling price

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

Single Price: \$329,000

Median sale price

Median price

\$384,500

House

Unit

X

Suburb

COWES

Period

01 July 2016 to 30 June 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
7/6 HOLLYDENE CRT, COWES, VIC 3922	\$350,000	30/06/2016
1/3 FINDLAY ST, COWES, VIC 3922	\$335,000	28/08/2016
41 JENNER AVE, COWES, VIC 3922	\$331,400	08/06/2016