

# STATEMENT OF INFORMATION

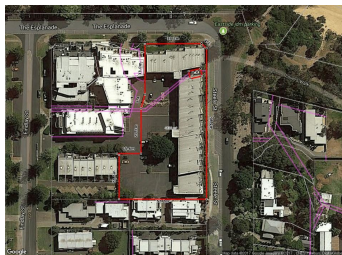
UNIT 314 /2-10 STEELE STREET, COWES, VIC 3922

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



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**UNIT 314 /2-10 STEELE STREET, COWES,**  1  1  -**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$259,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE

**COWES, VIC, 3922**

Suburb Median Sale Price (Unit)

**\$370,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.

**441/2 THE ESP, COWES, VIC 3922** 1  1  1

Sale Price

**\$252,500**

Sale Date: 24/02/2017

Distance from Property: 61m

**243/2 THE ESP, COWES, VIC 3922** 1  1  1

Sale Price

**\$230,000**

Sale Date: 21/11/2016

Distance from Property: 61m

**242/2 THE ESP, COWES, VIC 3922** 1  1  1

Sale Price

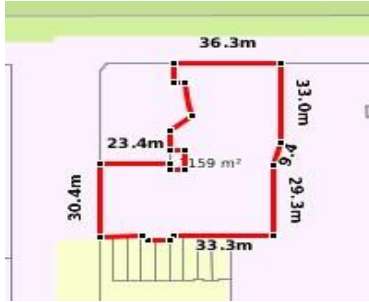
**\$267,500**

Sale Date: 03/07/2016

Distance from Property: 61m

This report has been compiled on 03/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**445/2 THE ESP, COWES, VIC 3922**

1 1 1

Sale Price

**\$272,000**

Sale Date: 18/05/2016

Distance from Property: 61m

**17/9 BASS AVE, COWES, VIC 3922**

2 1 1

Sale Price

**\$280,000**

Sale Date: 10/10/2017

Distance from Property: 223m



## 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

UNIT 314 /2-10 STEELE 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)

Single Price: \$259,000

### Median sale price

Median price \$370,000

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
441/2 THE ESP, COWES, VIC 3922	\$252,500	24/02/2017
243/2 THE ESP, COWES, VIC 3922	\$230,000	21/11/2016
242/2 THE ESP, COWES, VIC 3922	\$267,500	03/07/2016
445/2 THE ESP, COWES, VIC 3922	\$272,000	18/05/2016

17/9 BASS AVE, COWES, VIC 3922	\$280,000	10/10/2017
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