



Statement of Information

Single residential property located outside the Melbourne metropolitan areas

Property offered for sale

Address
Including suburb or locality and postcode

69 Katherine Circuit, Cowes 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*540,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$494,750 *House *Unit Suburb or locality Cowes 3922

Period - From 1/8/17 to 6/8/18 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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
1 35 Katherine Circuit, Cowes 3922	\$607,500	10 March 2018
2 76 Katherine Circuit, Cowes 3922	\$610,000	7 March 2018
3 27 Carpooka Way, Cowes 3922	\$580,000	4 July 2018

