

## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980

# 13 HAKEA COURT, COWES, VIC 3922 🖾 4 🖾 2 🖾 2

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

**Indicative Selling Price** 

Single Price: \$749,000

Provided by: Chase Watters, Alex Scott Cowes

# **MEDIAN SALE PRICE**



# **COWES, VIC, 3922**

Suburb Median Sale Price (House)

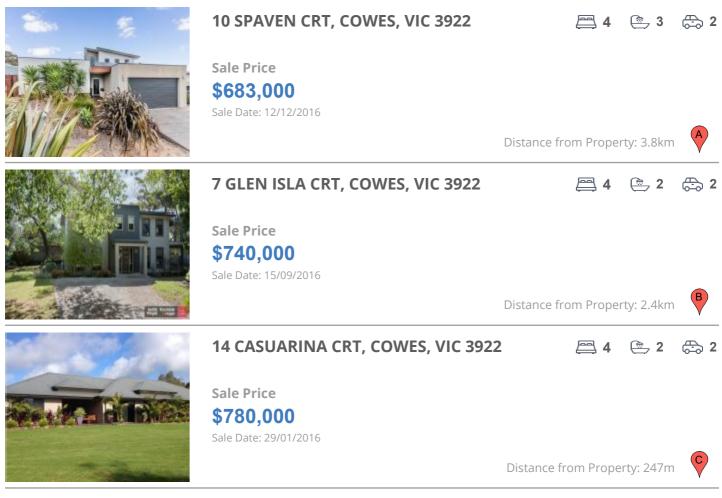
\$395,000

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.



This report has been compiled on 03/07/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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## 2 LYNTON CRT, COWES, VIC 3922 🚔 4 🕒 2 😓 2

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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 13 HAKEA COURT, COWES, VIC 3922

### Indicative selling price

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

Single Price:

e: \$749,000

#### Median sale price

Median price	\$395,000	House	Х	Unit	Suburb	COWES
Period	01 July 2016 to 30 June 2017		Source	р	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
10 SPAVEN CRT, COWES, VIC 3922	\$683,000	12/12/2016
7 GLEN ISLA CRT, COWES, VIC 3922	\$740,000	15/09/2016
14 CASUARINA CRT, COWES, VIC 3922	\$780,000	29/01/2016
2 LYNTON CRT, COWES, VIC 3922	\$715,000	11/01/2016



20 MCRAE AVE, COWES, VIC 3922	\$740,000	01/04/2016
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