

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**13 HAKEA COURT, COWES, VIC 3922**

🛏️ 4 🍷 2 🚗 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**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.

**10 SPAVEN CRT, COWES, VIC 3922**

🛏️ 4 🍷 3 🚗 2

Sale Price

\$683,000

Sale Date: 12/12/2016

Distance from Property: 3.8km

**7 GLEN ISLA CRT, COWES, VIC 3922**

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Sale Price

\$740,000

Sale Date: 15/09/2016

Distance from Property: 2.4km

**14 CASUARINA CRT, COWES, VIC 3922**

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Sale Price

\$780,000

Sale Date: 29/01/2016

Distance from Property: 247m



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

Sale Price

\$715,000

Sale Date: 11/01/2016

Distance from Property: 4km



20 MCRAE AVE, COWES, VIC 3922

 3  2  2

Sale Price

\$740,000

Sale Date: 01/04/2016

Distance from Property: 3.3km



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: \$749,000

Median sale price

Median price

\$395,000

House

Unit

Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source

 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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