# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

1 HOLIDAY COURT COWES VIC 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	\$670,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$777,000	Property type		House		Suburb	Cowes	
Period-from	01 Mar 2023	to	29 Feb 2024		Source		Corelogic	

#### 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
9 SEAL COURT COWES VIC 3922	\$620,000	30-Oct-23
22 RAYWOOD AVENUE COWES VIC 3922	\$600,000	15-Feb-24
36 HIGHLAND AVENUE COWES VIC 3922	\$635,000	26-Sep-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

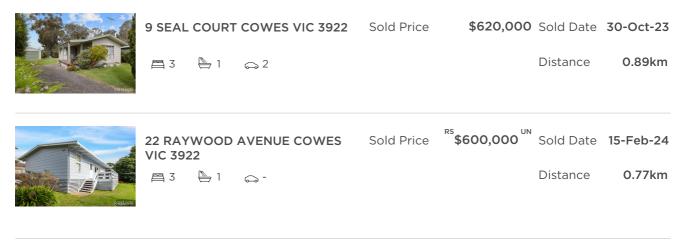
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36 HIGHLAND AVENUE COWES VIC 3922		Sold Price	\$635,000	Sold Date	26-Sep-23	
<b>=</b> 3	1 🖳	୍ଦି <b>-</b>			Distance	0.65km

#### RS = Recent sale UN = Undisclosed Sale

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