

## 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

118 GRAMPIAN BOULEVARD COWES VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$799,000

&

\$878,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Cowes

Period-from

01 Feb 2023

to

31 Jan 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

3 ATLANTIS STREET COWES VIC 3922	\$810,000	07-Sep-23
104 PEMBREY LOOP COWES VIC 3922	\$799,000	22-Dec-23
89 PEMBREY LOOP COWES VIC 3922	\$779,000	17-Nov-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.~~

This Statement of Information was prepared on: 16 February 2024



## 3 ATLANTIS STREET COWES VIC 3922

4 2 2

Sold Price **\$810,000** Sold Date **07-Sep-23**

Distance **0.31km**



## 104 PEMBREY LOOP COWES VIC 3922

4 2 2

Sold Price **\$799,000** Sold Date **22-Dec-23**

Distance **0.35km**



## 89 PEMBREY LOOP COWES VIC 3922

4 2 2

Sold Price **\$779,000** Sold Date **17-Nov-23**

Distance **0.37km**



## 18 WAGTAIL WAY COWES VIC 3922

4 2 2

Sold Price **\$821,000** Sold Date **06-Sep-23**

Distance **0.64km**



## 15 ROSELLA GROVE COWES VIC 3922

3 2 1

Sold Price **\$870,000** Sold Date **23-Oct-23**

Distance **0.75km**



## 259 CHURCH STREET COWES VIC 3922

4 2 2

Sold Price **\$808,000** Sold Date **02-Oct-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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