

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

20 WAGTAIL WAY 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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

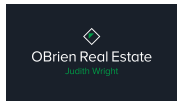
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 72 GRAMPIAN BOULEVARD COWES VIC 3922 | \$770,000 | 14-Nov-23 |
| 57 GRAMPIAN BOULEVARD COWES VIC 3922 | \$785,000 | 04-Mar-23 |
| 16 WALLABY GROVE COWES VIC 3922 | \$802,000 | 03-Jun-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: 17 November 2023



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**72 GRAMPIAN BOULEVARD
COWES VIC 3922**

3 2 2

Sold Price ^{RS} **\$770,000** ^{UN} Sold Date **14-Nov-23**

Distance **0.3km**



**57 GRAMPIAN BOULEVARD
COWES VIC 3922**

4 2 2

Sold Price **\$785,000** Sold Date **04-Mar-23**

Distance **0.34km**



**16 WALLABY GROVE COWES VIC
3922**

4 2 -

Sold Price **\$802,000** Sold Date **03-Jun-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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