

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

4 HOBSONS PARADE 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

Cowes

Period-from

01 Jun 2023

to

31 May 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

1 IRVING ROAD COWES VIC 3922	\$570,000	22-Jun-23
51 SCENIC DRIVE COWES VIC 3922	\$550,000	22-Apr-24
9 VENTNOR ROAD COWES VIC 3922	\$520,000	12-Mar-24

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: 26 June 2024



1 IRVING ROAD COWES VIC 3922

Sold Price

\$570,000

Sold Date

22-Jun-23

 3  1  1

Distance

2.38km



51 SCENIC DRIVE COWES VIC 3922

Sold Price

^{RS} **\$550,000**

Sold Date

22-Apr-24

 3  1  4

Distance

0.75km



9 VENTNOR ROAD COWES VIC 3922

Sold Price

\$520,000

Sold Date

12-Mar-24

 3  1  2

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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