# 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

7 KAURI CLOSE COWES VIC 3922

# Indicative selling price

Mediar (\*Delete

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

Single Price		or range between	\$980,000	&	\$1,020,000			
sale price								
house or unit as applicable)								

Median Price	\$765,000	Prop	erty type	House		Suburb	Cowes
Period-from	01 Jun 2023	to	31 May 2	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
13 HOTHAM CLOSE COWES VIC 3922	\$976,100	03-Jan-24
20 MONTEREY AVENUE COWES VIC 3922	\$1,040,000	27-Oct-23
300 COGHLAN ROAD SILVERLEAVES VIC 3922	\$1,030,000	15-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: 24 June 2024

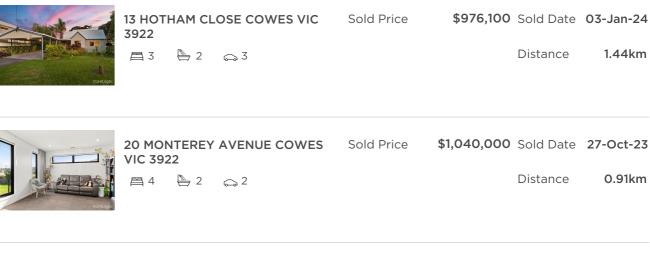


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	300 COGHLAN ROAD SILVERLEAVES VIC 3922			 l Price	\$1,030,000	Sold Date	15-Mar-24
100 × 100 ×	<b>E</b> 3	-				Distance	1.21km

RS = Recent sale UN = Undisclosed Sale

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