



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 CARAPOOKA WAY, COWES, VIC 3922

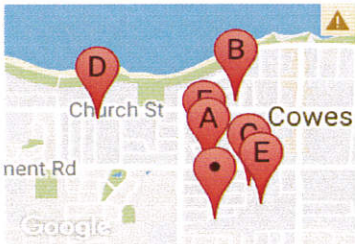


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$599,000**

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

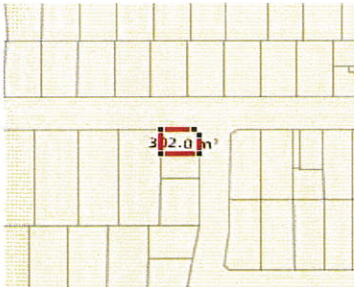
\$399,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



271 SETTLEMENT RD, COWES WEST, VIC 3922



Sale Price

\$361,000

Sale Date: 17/01/2017

Distance from Property: 370m



30 OSBOURNE AVE, COWES, VIC 3922



Sale Price

\$451,000

Sale Date: 18/01/2017

Distance from Property: 832m



13 GOONDIWINDI DR, COWES, VIC 3922



Sale Price

\$350,000

Sale Date: 24/01/2017

Distance from Property: 339m



This report has been compiled on 10/03/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1 SEASCAPE AVE, COWES, VIC 3922

4 2 3

Sale Price

\$499,000

Sale Date: 08/02/2017

Distance from Property: 1.1km



12 KILLARA CL, COWES, VIC 3922

4 2 2

Sale Price

\$470,000

Sale Date: 06/06/2017

Distance from Property: 334m



58 WYNDHAM AVE, COWES, VIC 3922

4 1 2

Sale Price

\$495,000

Sale Date: 20/07/2017

Distance from Property: 499m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 27 CARAPOOKA WAY, COWES, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$599,000

Median sale price

Median price \$399,000

House ☒

Unit ☐

Suburb COWES

Period 01 January 2017 to 31 December 2017

Source 

Comparable property sales

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
271 SETTLEMENT RD, COWES WEST, VIC 3922	\$361,000	17/01/2017
30 OSBOURNE AVE, COWES, VIC 3922	\$451,000	18/01/2017
13 GOONDIWINDI DR, COWES, VIC 3922	\$350,000	24/01/2017
1 SEASCAPE AVE, COWES, VIC 3922	\$499,000	08/02/2017

12 KILLARA CL, COWES, VIC 3922	\$470,000	06/06/2017
58 WYNDHAM AVE, COWES, VIC 3922	\$495,000	20/07/2017