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# Statement of Information

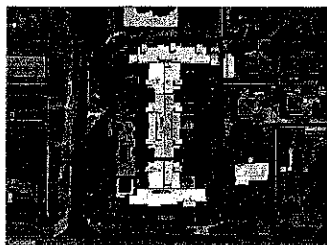
14/9-11 BASS AVENUE, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



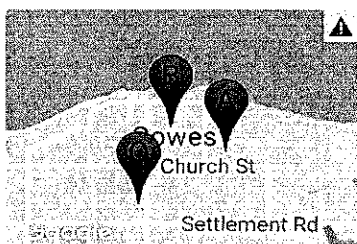
**14/9-11 BASS AVENUE, COWES, VIC 3922** - - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$275,000**

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

Suburb Median Sale Price (Unit)

**\$372,000**

01 October 2016 to 30 September 2017

Provided by:

## 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.



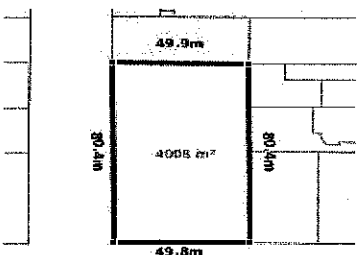
**5/6 PARK ST, COWES, VIC 3922** 2 1 2

Sale Price

**\$315,000**

Sale Date: 17/04/2017

Distance from Property: 406m



**28/9 BASS AVE, COWES, VIC 3922** 2 - -

Sale Price

**\$305,000**

Sale Date: 09/05/2017

Distance from Property: 0m



**20/146 THOMPSON AVE, COWES, VIC** 2 1 1

Sale Price

**Price Withheld**

Sale Date: 22/05/2017

Distance from Property: 608m

This report has been compiled on 06/10/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

14/9-11 BASS AVENUE, COWES, VIC 3922

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$275,000

#### Median sale price

Median price

\$372,000

House

Unit

X

Suburb

COWES

Period

01 October 2016 to 30 September  
2017

Source

pricefinder

#### 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
5/6 PARK ST, COWES, VIC 3922	\$315,000	17/04/2017
28/9 BASS AVE, COWES, VIC 3922	\$305,000	09/05/2017
20/146 THOMPSON AVE, COWES, VIC 3922	Price Withheld	22/05/2017