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Statement of Information

36 HELEN STREET, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 HELEN STREET, COWES, VIC 3922

5 2 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



COWES, VIC, 3922

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 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.



13 NORMAN DR, COWES, VIC 3922

4 2 8

Sale Price

***\$560,000**

Sale Date: 23/04/2017

Distance from Property: 444m



76 GRAMPIAN BVD, COWES, VIC 3922

4 2 2

Sale Price

\$445,000

Sale Date: 05/04/2017

Distance from Property: 347m



21 BOOBOOK GR, COWES, VIC 3922

4 2 2

Sale Price

Price Withheld

Sale Date: 30/03/2017

Distance from Property: 549m



This report has been compiled on 19/07/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4 PLOVER ST, COWES, VIC 3922

3 1 4

Sale Price

Price Withheld

Sale Date: 20/06/2017

Distance from Property: 279m



41 CHURCHILL DR, COWES, VIC 3922

3 1 2

Sale Price

Price Withheld

Sale Date: 02/06/2017

Distance from Property: 295m



60 CHURCHILL DR, COWES, VIC 3922

3 2 1

Sale Price

Price Withheld

Sale Date: 15/05/2017

Distance from Property: 384m



33 LEESON ST, COWES, VIC 3922

3 1 2

Sale Price

\$329,500

Sale Date: 11/04/2017

Distance from Property: 216m



60 GRAMPIAN BVD, COWES, VIC 3922

3 2 4

Sale Price

\$444,000

Sale Date: 20/03/2017

Distance from Property: 368m





16 PINE AVE, COWES, VIC 3922

3 2 -

Sale Price

\$312,000

Sale Date: 17/03/2017

Distance from Property: 142m



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

36 HELEN STREET, COWES, VIC 3922

Indicative selling price

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

Price Range:

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 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
13 NORMAN DR, COWES, VIC 3922	*\$560,000	23/04/2017
76 GRAMPIAN BVD, COWES, VIC 3922	\$445,000	05/04/2017
21 BOOBOOK GR, COWES, VIC 3922	Price Withheld	30/03/2017
4 PLOVER ST, COWES, VIC 3922	Price Withheld	20/06/2017

41 CHURCHILL DR, COWES, VIC 3922	Price Withheld	02/06/2017
60 CHURCHILL DR, COWES, VIC 3922	Price Withheld	15/05/2017
33 LEESON ST, COWES, VIC 3922	\$329,500	11/04/2017
60 GRAMPIAN BVD, COWES, VIC 3922	\$444,000	20/03/2017
16 PINE AVE, COWES, VIC 3922	\$312,000	17/03/2017