

## 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

19 Firetail Grove Cowes VIC 3922

### Indicative selling price

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

Single Price

\$239,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$279,000

Property type

Land

Suburb

Cowes

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Turnstone Place Cowes VIC 3922	\$225,000	07-Mar-19
3 Turnstone Place Cowes VIC 3922	\$240,000	06-Apr-19
4 Goondiwindi Drive Cowes VIC 3922	\$240,000	12-May-18

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 October 2019



**7 Turnstone Place Cowes VIC 3922** Sold Price **\$225,000** Sold Date **07-Mar-19**

4 2 2

Distance **0.17km**



**3 Turnstone Place Cowes VIC 3922** Sold Price **\$240,000** Sold Date **06-Apr-19**

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Distance **0.19km**



**4 Goondiwindi Drive Cowes VIC 3922** Sold Price

Sold Date **12-May-18**

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Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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