# 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

1/12 Grandview Grove Cowes VIC 3922

#### Indicative selling price

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

	Single Price	\$399,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$357,500	Prop	erty type		Unit	Suburb	Cowes
Period-from	01 Dec 2018	to	30 Nov 2	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
4/34-36 Jenner Avenue Cowes VIC 3922	\$369,000	16-Apr-19
1/8 Kedah Road Cowes VIC 3922	\$380,000	13-Nov-19
3/66 Walton Street Cowes VIC 3922	\$386,000	28-Nov-19

#### 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.

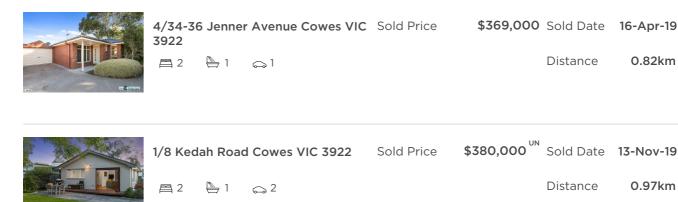
This Statement of Information was prepared on: 06 December 2019

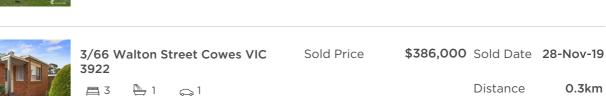


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Distance 0.3km പ1

#### **RS** = Recent sale UN = Undisclosed Sale

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