

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

12 Pearl Court 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

\$275,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$261,000

 Property type

Land

 Suburb

Cowes

Period-from

01 Feb 2019

 to

31 Jan 2020

 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
9 Seacrest Drive Cowes VIC 3922	\$259,900	11-Jun-19
11 Grampian Boulevard Cowes VIC 3922	\$270,000	06-Feb-19
11 Lomandra Drive Cowes VIC 3922	\$288,000	29-Jan-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: 19 February 2020



9 Seacrest Drive Coves VIC 3922

Sold Price

\$259,900

Sold Date

11-Jun-19

 -  -  -

Distance

0.15km



11 Grampian Boulevard Coves VIC 3922

Sold Price

\$270,000

Sold Date

06-Feb-19

 4  2  2

Distance

0.22km



11 Lomandra Drive Coves VIC 3922

Sold Price

\$288,000

Sold Date

29-Jan-19

 4  2  2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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