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	15 WATERFORD DRIVE 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	$799,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$767,500	Property type	House	Suburb	Cowes
Period-from	01 May 2023	to	30 Apr 2024	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
3 BIRCH CRESCENT COWES VIC 3922	$790,000	26-Apr-24
89 PEMBREY LOOP COWES VIC 3922	$779,000	17-Nov-23
69 KATHERINE CIRCUIT COWES VIC 3922	$785,000	15-Sep-23

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.~~

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3 BIRCH CRESCENT COWES VIC 3922

3 2 2

Sold Price RS $790,000 Sold Date 26-Apr-24

Distance 0.49km



89 PEMBREY LOOP COWES VIC 3922

4 2 2

Sold Price $779,000 Sold Date 17-Nov-23

Distance 4.12km



69 KATHERINE CIRCUIT COWES VIC 3922

3 2 2

Sold Price $785,000 Sold Date 15-Sep-23

Distance 2.38km

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

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