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	87 TEDDY BEAR LANE 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~~		or range between	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$727,000	Property type	House	Suburb	Cowes
Period-from	01 Feb 2024	to	31 Jan 2025	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
619 SETTLEMENT ROAD COWES VIC 3922	$650,000	29-Nov-24
111 RED ROCKS ROAD COWES VIC 3922	$599,000	14-May-24
11 SCENIC DRIVE COWES VIC 3922	$600,000	13-Jul-24

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: 27 February 2025

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619 SETTLEMENT ROAD COWES VIC 3922

3 1 2

Sold Price RS $650,000 Sold Date 29-Nov-24

Distance 0.63km



111 RED ROCKS ROAD COWES VIC 3922

3 1 1

Sold Price $599,000 Sold Date 14-May-24

Distance 0.2km



11 SCENIC DRIVE COWES VIC 3922

3 1 1

Sold Price $600,000 Sold Date 13-Jul-24

Distance 0.47km

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

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