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	26 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	$655,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Cowes
Period-from	01 Nov 2023	to	31 Oct 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
11 SCENIC DRIVE COWES VIC 3922	$600,000	13-Jul-24
6 MONASH AVENUE COWES VIC 3922	$736,518	28-Feb-24
15 PARRAKOOLA WAY COWES VIC 3922	$700,000	15-Jan-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: 02 November 2024

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11 SCENIC DRIVE COWES VIC 3922 Sold Price **$600,000** Sold Date **13-Jul-24**

3 1 1 Distance **0.11km**



6 MONASH AVENUE COWES VIC 3922 Sold Price **$736,518** Sold Date **28-Feb-24**

3 2 - Distance **3.56km**



15 PARRAKOOLA WAY COWES VIC 3922 Sold Price **$700,000** Sold Date **15-Jan-24**

1 2 1 Distance **2.52km**

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

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