

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 Monash Avenue 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

\$790,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

House

Suburb

Cowes

Period-from

01 Mar 2019

to

29 Feb 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

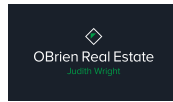
Date of sale

23 Chapel Street Cowes VIC 3922	\$750,000	05-Feb-19
18 Steele Street Cowes VIC 3922	\$900,000	01-Sep-19
5 Kauri Close Cowes VIC 3922	\$730,000	25-May-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.~~

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23 Chapel Street Cowes VIC 3922

Sold Price

\$750,000

Sold Date

05-Feb-19

3 3 2

Distance

0.35km



18 Steele Street Cowes VIC 3922

Sold Price

\$900,000

Sold Date

01-Sep-19

5 5 1

Distance

0.49km



5 Kauri Close Cowes VIC 3922

Sold Price

\$730,000

Sold Date

25-May-19

4 3 4

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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