

# 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 45 Manna Gum Drive, Cowes, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$699,000

### Median sale price

Median price \$615,000 Property Type House Suburb Cowes (3922)

Period - From 17/12/2019 to 17/12/2020 Source realestate.com.au

### Comparable property sales

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 SANCTUARY DRIVE, COWES VIC 3922	\$685,000	17/11/2020
7 BLUE GUM COURT, COWES VIC 3922	\$745,000	04/12/2020
16 NORMAN DRIVE, COWES VIC 3922	\$720,000	22/12/2020

This Statement of Information was prepared on: 28/12/2020