

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 or
locality and postcode

8 Rogan Close, Cowes Vic 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$650,000

Median sale price*

Median price

\$350,000

Property Type

Vacant land

Suburb

Cowes

Period - From

01/12/2020

to

01/12/2021

Source

PropertyData

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
1	4 Water View Rise COWES 3922	\$600,000	23/11/2021
2	351 Settlement Rd COWES 3922	\$429,000	06/10/2021
3	18 Chapel St COWES 3922	\$655,000	24/04/2021

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:

07/12/2021 19:11



Property Type: Vacant Land
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000
Median Vacant Land Price *
 01/12/2020 - 01/12/2021: \$350,000
 * Agent calculated median

Comparable Properties



4 Water View Rise COWES 3922 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 23/11/2021
Property Type: Land
Land Size: 729 sqm approx



351 Settlement Rd COWES 3922 (REI)

Agent Comments



Price: \$429,000
Method: Private Sale
Date: 06/10/2021
Property Type: Land
Land Size: 448 sqm approx



18 Chapel St COWES 3922 (REI)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Land (Res)

Account - Love & Co