

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

4/2 GRANDVIEW GROVE 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Cowes

Period-from

01 Jul 2024

to

30 Jun 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

1/266 SETTLEMENT ROAD COWES VIC 3922	-	26-Jun-25
1/1 WYNDHAM AVENUE COWES VIC 3922	\$522,500	17-Jun-25

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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1/266 SETTLEMENT ROAD COWES VIC 3922 Sold Price

RS UN Sold Date 26-Jun-25

3 1 1

Distance 0.46km



1/1 WYNDHAM AVENUE COWES VIC 3922 Sold Price

RS \$522,500 Sold Date 17-Jun-25

2 1 1

Distance 0.54km

RS = Recent sale UN = Undisclosed Sale

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