



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 475 Settlement Road, COWES 3922

House



4 beds



2 baths



3 parking

### Indicative selling price

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

## Single price \$569,000

### Median sale price

Median **House** for **COWES** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

## \$450,000

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**14 Kembla Road,**  
COWES 3922

Price **\$580,000** Sold 03  
April 2018

**511 Settlement Road,**  
COWES 3922

Price **\$530,000** Sold 27 June  
2018

**11 Curlew Way,**  
COWES 3922

Price **\$590,000** Sold 10  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
COWES VIC 3922

### Contact agents



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**RayWhite**