



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Shelly Court, COWES 3922

House



4 beds



2 baths



2 parking

## Indicative selling price

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

**Single price \$795,000**

## Median sale price

Median **House** for **COWES** for period **Oct 2016 - Apr 2018**

Sourced from **PriceFinder**.

**\$414,950**

## 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.

**109 McKenzie Road,**  
COWES 3922

Price **\$755,000** Sold 28  
January 2018

**8 Koonwarra Court,**  
COWES 3922

Price **\$790,000** Sold 25  
November 2017

**2/2 Ryan Court,**  
COWES 3922

Price **\$800,000** Sold 05  
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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