Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	23 Church Street, Cowwarr Vic 3857
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Cowwarr
Period - From	07/01/2024	to	06/01/2025		Source	Property	/ Data

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

Address of comparable property		1 1100	Date of Sale
1	2 Bruce St HEYFIELD 3858	\$395,000	27/09/2024
2	31 Sparks La TOONGABBIE 3856	\$411,000	24/04/2024
3	13 Weir Rd HEYFIELD 3858	\$385,000	20/02/2024

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: 07/01/2025 16:14	
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Date of sale











Property Type: House Land Size: 1078 sqm approx

Agent Comments

Indicative Selling Price \$395,000 **Median House Price** 07/01/2024 - 06/01/2025: \$550,000

Comparable Properties



2 Bruce St HEYFIELD 3858 (REI/VG)

Price: \$395.000 Method: Private Sale Date: 27/09/2024 Property Type: House Land Size: 743 sqm approx Agent Comments



31 Sparks La TOONGABBIE 3856 (REI/VG)

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Agent Comments

Price: \$411,000 Method: Private Sale Date: 24/04/2024 Property Type: House Land Size: 1405 sqm approx



13 Weir Rd HEYFIELD 3858 (VG)

Price: \$385,000 Method: Sale Date: 20/02/2024

Property Type: House (Res) Land Size: 910 sqm approx **Agent Comments**

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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