

# 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

23 Church Street, Cowwarr Vic 3857

### Indicative selling price

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

Single price \$395,000

### Median sale price

Median price \$550,000

Property 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	Price	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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**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)**

Agent Comments

 3    1    1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 27/09/2024  
**Property Type:** House  
**Land Size:** 743 sqm approx



**31 Sparks La TOONGABBIE 3856 (REI/VG)**

Agent Comments

 3    1    2

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



**13 Weir Rd HEYFIELD 3858 (VG)**

Agent Comments

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**Price:** \$385,000  
**Method:** Sale  
**Date:** 20/02/2024  
**Property Type:** House (Res)  
**Land Size:** 910 sqm approx

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