## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	12 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

Range between \$500,000 & \$550,0
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#### Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Cowwarr
Period - From	22/11/2023	to	21/11/2024		Source	REIV	

### 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.

Ad	dress of comparable property	Price	Date of sale
1	1-3 Railway St COWWARR 3857	\$550,000	27/08/2024
2	14 Commercial Rd HEYFIELD 3858	\$510,000	28/09/2023
3	2-4 Gadd St TOONGABBIE 3856	\$525,000	14/08/2023

#### 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:	22/11/2024 15:55













Property Type: House Land Size: 1011 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** 22/11/2023 - 21/11/2024: \$550,000

# Comparable Properties



1-3 Railway St COWWARR 3857 (REI)

Price: \$550.000 Method: Private Sale Date: 27/08/2024 Property Type: House Land Size: 1464 sqm approx Agent Comments

14 Commercial Rd HEYFIELD 3858 (VG)

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**Agent Comments** 

Price: \$510,000 Method: Sale Date: 28/09/2023

Property Type: House (Res) Land Size: 2111 sqm approx



2-4 Gadd St TOONGABBIE 3856 (REI)

Price: \$525,000 Method: Private Sale Date: 14/08/2023 Property Type: House Land Size: 1499 sqm approx **Agent Comments** 

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





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