

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

12 Church Street, Cowwarr Vic 3857

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property 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.

	Address 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



 3  2  6

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)

Agent Comments

 4  2  2

Price: \$550,000
Method: Private Sale
Date: 27/08/2024
Property Type: House
Land Size: 1464 sqm approx

14 Commercial Rd HEYFIELD 3858 (VG)

Agent Comments

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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)

Agent Comments

 3  2  8

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

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