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, Cowwar | r 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 | P | roperty Type | | Suburb | Cowwarr | |
| Period - From | to | | Source | | | |
| 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | |
| Address of comparable property | | | | | rice | Date of sale |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| 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 eighteen months. | | | | | | |
| This Statement of Information was prepared on: | | | | | 13/11/2024 16:55 | |
| * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980. | | | | | | |

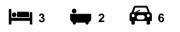




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Indicative Selling Price \$500,000 - \$550,000 No median price available





Property Type: House Land Size: 1011 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



