

STATEMENT OF INFORMATION

LOTS 2, 3 & 4

28 AYRES STREET, ARGYLE, VIC 3523

PREPARED BY INGRID BINGLE, EXPERT REAL ESTATE, PHONE 0425 762 460



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Lots 2, 3 & 4

28 AYRES STREET, ARGYLE, VIC 3523

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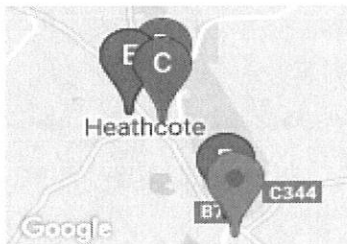
Indicative Selling Price

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

Price Range: \$95,000 to \$104,000

Provided by: Ingrid Bingle, Expert Real Estate

MEDIAN SALE PRICE




ARGYLE, VIC, 3523

Suburb Median Sale Price (Vacant Land)

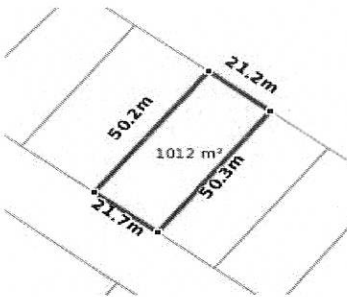
\$112,500

01 July 2018 to 30 June 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



59 KILMORE RD, ARGYLE, VIC 3523

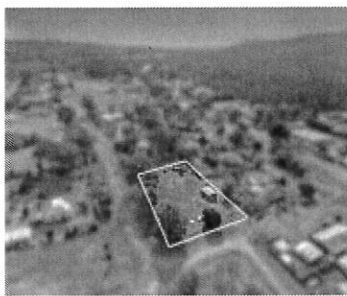
 3  -  -

Sale Price

\$85,000

Sale Date: 07/11/2018

Distance from Property: 590m



12 KILROY ST, HEATHCOTE, VIC 3523

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Sale Price

***\$165**

Sale Date: 06/06/2019

Distance from Property: 902m



57 KILMORE RD, ARGYLE, VIC 3523

 -  -  -

Sale Price

\$85,000

Sale Date: 07/11/2018

Distance from Property: 571m



This report has been compiled on 25/07/2019 by Expert Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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9 POHLMAN ST, HEATHCOTE, VIC 3523

 3  -  -

Sale Price

\$100,000

Sale Date: 07/09/2018

Distance from Property: 4km



25 SHAKESPERE ST, HEATHCOTE, VIC 3523

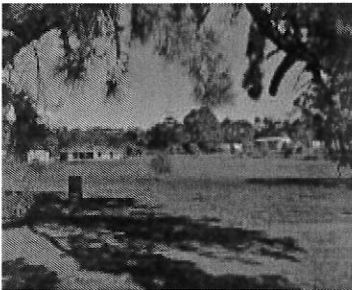
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Sale Price

\$133,500

Sale Date: 07/01/2019

Distance from Property: 4.5km



40 BROODIE ST, HEATHCOTE, VIC 3523

 -  -  -

Sale Price

\$120,000

Sale Date: 03/12/2018

Distance from Property: 4.7km



40 BROODIE ST, HEATHCOTE, VIC 3523

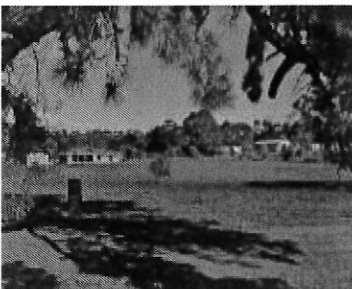
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Sale Price

\$112,000

Sale Date: 14/09/2018

Distance from Property: 4.7km



40 BROODIE ST, HEATHCOTE, VIC 3523

 -  -  -

Sale Price

\$118,000

Sale Date: 12/09/2018

Distance from Property: 4.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

LOTS 2:3 & 4
28 AYRES STREET, ARGYLE, VIC 3523

Indicative selling price

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

Price Range: \$95,000 to \$104,000

Median sale price

Median price

\$112,500

House

Unit

Suburb

ARGYLE

Period

01 July 2018 to 30 June 2019

Source

pricefinder

Comparable property sales

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
59 KILMORE RD, ARGYLE, VIC 3523	\$85,000	07/11/2018
12 KILROY ST, HEATHCOTE, VIC 3523	*\$165	06/06/2019
57 KILMORE RD, ARGYLE, VIC 3523	\$85,000	07/11/2018

9 POHLMAN ST, HEATHCOTE, VIC 3523	\$100,000	07/09/2018
25 SHAKESPERE ST, HEATHCOTE, VIC 3523	\$133,500	07/01/2019
40 BROODIE ST, HEATHCOTE, VIC 3523	\$120,000	03/12/2018
40 BROODIE ST, HEATHCOTE, VIC 3523	\$112,000	14/09/2018
40 BROODIE ST, HEATHCOTE, VIC 3523	\$118,000	12/09/2018