

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Carbine Way Keilor Downs VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

| | | |
|---|-----------|-----------|
| 13 Oran Close Keilor Downs VIC 3038 | \$585,000 | 21-Sep-19 |
| 56 Tarella Drive Keilor Downs VIC 3038 | \$625,000 | 24-Jul-19 |
| 296 Sunshine Avenue Keilor Downs VIC 3038 | \$601,000 | 21-Dec-19 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 January 2020



13 Oran Close Keilor Downs VIC 3038

 3  2  2

Sold Price

\$585,000

Sold Date

21-Sep-19

Distance

1.15km



56 Tarella Drive Keilor Downs VIC 3038

 3  2  2

Sold Price

\$625,000

Sold Date

24-Jul-19

Distance

1.9km



296 Sunshine Avenue Keilor Downs VIC 3038

 3  1  1

Sold Price

\$601,000

Sold Date

21-Dec-19

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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ADVERTISING SCHEDULE

PROPERTY: 40 CARBINE WAY K. DOWNSPRIVATE SALE / AUCTION 15/2/2020 12 AM/PM ALLOCATION: \$2568 AGENT: LASBEDROOMS 3 BATHROOMS 1 TOILETS 1 CARS 2 STUDY -MEL REF: _____ PRICE RANGE: 580 - 620,000

| | | | | | | | |
|---|------------------------|--|----------|--|---|--------|----|
| ABC PHOTO SIGNS | | | | | * | | |
| STOCK 6x4 = \$70 STOCK 8x6 = \$168 PHOTO 6x4 = \$179 PHOTO 8x6 = \$260 | | | | | | 179 | |
| PHOTO 10x8 = \$700 PHOTO 12x8 = \$800 | | | | | | | |
| LIGHT FOR BOARDS = \$99 | | | | | | | |
| PHOTO LIGHT BOARD 6x4 = \$400 PHOTO LIGHT BOARD 8x6 = \$600 | | | | | | | |
| AUCTIONEER FEE | | Scott & Nicolette - 0400 167 017 Day Shoot = \$180 Day + FP = \$250 Twilight = \$240 Twilight + FP= \$325 Twilight + FP + Video = \$550 Video = \$225 Drone Photos = \$185 | | DIAKRIT AUSTRALIA Ben - 0411 315 319 Basic - 8 pics, Floorplan & Social Video = \$320 Medium - 12 pics, Floorplan & Social Video = \$400 Dusk - 12 pics Floorplan & Social Video = \$480 | | 250 | |
| \$295.00 | | | | | | | |
| Auction by accredited auctioneer | | | | | | | |
| ADFENIX SOCIAL REPUBLIC | | 10 day boost on Social Media Advertising - \$105.00 | | | * | 105 | |
| NEWSCORP | | Social media boost, Property website, URL & Facebook - \$225 Full Extend Package - \$476 | | | * | | |
| ABC PHOTOSIGNS | Window Poster 6 x 4 | NEW LITHO | | Double Side Brochures & A6 Cards x 50 A3 WINDOW CARDX 1 = \$86 Double Side Brochures & A6 DL Cards x 100 A3 Window Card x 1 = \$135 | | * | 86 |
| 4 PAGE BROCHURES x 100 A3 Window Card x 1 = \$258.00 | = \$218.00 | | | | | | |
| E-MEDIA x websites (E-media Internet Listing) realestate.com.au (Premiere - 60 Days), barryplant.com.au, domain.com.au, thehomepage.com.au, homely.com.au, homesales.com.au Activepipe (weekly email alert newsletter) Video Slide Show Land Cost - (standard listing - \$195) Premier Listing (as per normal rate) GAVL - Auction live streaming (subject to availability) | | | | | * | \$1749 | |
| LOCAL PAPER ADVERTISING - STAR WEEKLY BRIMBANK | | | | | * | | |
| 1/6 page | 1/4 page | 1/3 page | 1/2 page | 1 page | | | |
| \$101 | \$152 | \$202 | \$302.50 | \$605 | | | |
| EDITORIAL - PROPERTY OF THE WEEK | | | | | Free of Charge (SUBJECT TO AVAILABILITY) | | |
| | | | | | OPEN FOR INSPECTION - HERALD SUN | | |
| | | | | | \$44 | | |
| | | | | | ADMINISTRATION, MEDIA PLACEMENT& PRODUCTION | | |
| | | | | | \$199 | | |
| *ALL PRICES INCLUDE PRODUCTION FEE | | | | | FULL CAMPAIGN AMOUNT \$ | | |
| | | | | | 2568 | | |

Your signed approval of this schedule obliges you to make full and unconditional payment of the amount detailed in the schedule within 30 days of invoice. Please note: unless you have credit approval with Leading Realty Pty Ltd payment (cleared funds) will be required up front prior to any work commencing on your marketing campaign. * NOTE: All pricing is inclusive of GST and individual production fee. You agree to charge the within property and/or any other property you own for payment of any outstanding advertising expenses and commissions and authorise Barry Plant Real Estate to lodge a caveat over any such property if any funds due remain outstanding.

SIGNED: _____

DATED: 6/1/2020

Keilor Downs \$540,000 590,000.

| | | | |
|--|----------------------------|---|----------------------------|
| 40 Carbine Way, Caroline Springs | | \$550,000 - \$600,000 | |
| Municipality: Melton | | Lister: Las Anastasiadis | |
| Features: 3 bed, 1 bath, 2x carport + side access on 647sqm approx. | | | |
| <p>Explore Your Options</p> <p>Well designed and solidly constructed, this original home offers one lucky buyer endless opportunities. Boasting; 3 spacious bedrooms, generous formal lounge, well appointed central kitchen with open meals area plus an additional separate family living room. Additional features include; heating, cooling, 2 car carport, side access and a vast rear garden. Mark your stamp and make it your own, or take advantage of the 647sqm approx. allotment for future development STCA, the choice is yours. Conveniently located in the heart of Keilor Downs only minutes from Keilor Centro Shopping Centre, busses and with easy access to Taylors Road.</p> | | | |
| Contact Person: Las: 0416 263 191 Vik: 0410 481 992 | | | |
| General Information | | | |
| No Bed: 3 | Age: 38 years approx. | Building type: s/s | |
| Approx. Size: | Land: 647sqm | Roofing: CT | |
| Air Conditioning: x1 split system | | Heating: 1x split system + 1x wall heater | |
| Garage: | Rear Access: | Internal Access: | Auto Door: |
| General Rooms | Size & Features | Bedrooms | Size & Features |
| Lounge | Tiled | Master | 2x BIR |
| Meals | Tiled | Bed 2 | BIR |
| Family | Carpet | Bed 3 | BIR |
| Kitchen: GHP, EO, RH, DW | | | |
| Bathroom: x1 en suite: No Laundry: Tiled WC: x1 | | | |
| Chatels: All fixtures and fittings | | | |
| EXCLUDE: | | | |
| Restricted Information | | | |
| Vendor: Stephen Ostrycharz | | | |
| Contact numbers: 0432 364 393 | | | |
| Address: 40 Carbine Way, Keilor Downs | | | |
| Occupier: Owner | | | |
| Listing date: 6/01/2020 | | Auction: 15 th Feb @ 12pm | Possession: 30/60/90 |
| Reasons for sale: | | | |
| Keys: K/S | | Inspection details: Call Vendor | |
| Other information: | | | |
| Solicitor: Address: Phone Fax: | | | |
| Section 32's available: | | Commission rate: | |

Code 003 Exclusive Auction Authority



The Real Estate Institute of Victoria Ltd
ABN 81 004 210 897
www.reiv.com.au

Particulars of Appointment.

Agent: Leading Realty Pty. Ltd. ACN: 99 506 040 668
Address: T/A Barry Plant (Brimbank)
Shop 21, 13-15 Lake St. Caroline Springs Vic 3023
Attention: LAS ANASTASIADIS
Phone: 9390 8333 Mobile: 0416263191 Fax/Email: anastasiadis@barryplant.com.au
Vendor: STEPHEN MARK. OSTRYCHARZ

Address: 40 CARBINE WAY KEILOR DOWNS 3088
0432 364893
Phone: _____ Mobile: _____ Email: _____

Property 40 CARBINE WAY KEILOR DOWNS 3088
with chattels being ALL FIXTURES & FITTINGS

Exclusive authority period until 30 days after the auction date.
Continuing authority period 30 days from the end of the exclusive authority period.
Auction date: 15 / 2 / 20 20 Time of auction 12. am / pm
The Property is being sold ☒ with vacant possession or ☐ subject to any tenancy
and upon payment of ☐ full purchase price OR upon terms on payment of ☒ full deposit
and ☐ the sum of \$ _____
Vendor's reserve price \$ TO BE ADVISED payable in 30/60/90 days

Agent's estimate of selling price
(Section 47A of the Estate Agents Act 1980).
Note: If a price range is specified, the difference between the upper and lower amounts cannot be more than 10% of the lower amount.
Single amount \$ _____ or between \$ 540,000 and \$ 590,000
50

A fixed *commission (including GST) of \$ _____ OR
A *commission (including GST) being the following % of the sale price:
1.7% TO 2% TO BE DECIDED AT TIME OF SALE
Dollar amount of estimated commission:
\$ 12,400 including GST of \$ 1,127
If sold at a *GST inclusive/*GST exclusive / *not subject to GST price of \$ 620,000
(*delete those that do NOT apply)
(* Commission: Vendor please read the payment of commission terms at page 2, Item 1, before you sign this authority.)

Marketing Expenses (including GST).
Advertising \$ 2568 Other Expenses \$ _____ TOTAL \$ 2568

Marketing Expenses are payable on
* the signing of this Authority / * written request (*delete the one that does NOT apply) DATE: 6.11 / 20 20

AGENT ON BEHALF OF BARRY PLANT VENDOR [Signature]

Item 1. Agent's entitlement to commission

The Vendor agrees to pay the Agent the commission on the terms of this Authority if the Property is sold:

- 1.1** during the exclusive authority period by the Agent or by any other person (including the Vendor or another agent); or
- 1.2** during the continuing authority period by the Agent; or
- 1.3** to a person introduced to the Property by the Agent before the Vendor signed this Authority and to whom, as a result of the introduction, the Property is sold; or
- 1.4** within 120 days after the expiration of the exclusive authority period to a person introduced to the Property by the Agent within the exclusive authority period and to whom, as a result of the introduction, the Property is sold.

The commission is due and payable by the Vendor on the Property being sold.

Items **1.2**, **1.3** and **1.4** will not apply if the Vendor may incur a liability to pay an agent a commission under an exclusive agency agreement signed by the Vendor with another agent after the expiration of the exclusive authority period.

(See the definition of "sold", "sale" and "sell" in GC 1.14)

Item 2. Continuing authority period

- 2.1** If there is a continuing authority period, it starts on the day after the day on which the exclusive authority period ends and
 - 2.1.1** lasts for the number of days specified in the Particulars of Appointment, unless cancelled, and
 - 2.1.2** on the day it starts, the Agent's exclusive appointment ends.
- 2.2** The Vendor may cancel the continuing authority period at any time by written notice to the Agent.
- 2.3** If the continuing authority period is cancelled, **Item 1** continues to apply.

Item 3. Making a complaint

Any complaint relating to commission or outgoings can be made to the Director, Consumer Affairs Victoria GPO Box 4567, Melbourne, Victoria, 3001 or by telephoning 1300 73 70 30. Unless there are exceptional circumstances Consumer Affairs Victoria cannot deal with any dispute concerning commission or outgoings unless it is given notice of the dispute within 28 days of the client receiving an account for, or notice that the Agent has taken the amount in dispute, whichever is later.

Item 4. Dispute resolution

The Agent has procedures for resolving complaints and disputes arising from the operation of the Agent's estate agency practice. If a complaint or dispute arises, please ask to be informed about the procedures.

Item 5. Warranty of REIV membership

The Agent is a member of the REIV, at the date of this Authority. The Agent will confirm membership, if requested. If the warranty is false, this Authority is void. (This warranty cannot be deleted or modified)