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
	Construction of the Constr			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$630,000	Prop	erty type	type House		Suburb	Keilor Downs
Period-from	01 Jan 2019	to	31 Dec 2	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.

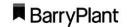
Address of comparable property	Price	Date of sale		
13 Oran Close Keilor Downs VIC 3038	\$585,000	21-Sep-19		
56 Tarella Drive Keilor Downs VIC 3038	\$625,000	24-Jul-19		
296 Sunshine Avenue Keilor Downs VIC 3038	\$601,000	21-Dec-19		

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





Las Anastasiadis

P 03 9307 4000

M 0416263191

E lanastasiadis@barryplant.com.au



13 Oran Close Keilor Downs VIC 3038

₽ 2

Sold Price

\$585,000 Sold Date

Distance

1.15km

21-Sep-19



56 Tarella Drive Keilor Downs VIC 3038

⇒ 2

Sold Price

\$625,000 Sold Date

24-Jul-19

国 3

₽ 2

Distance

1.9km



296 Sunshine Avenue Keilor Downs Sold Price VIC 3038

\$601,000 Sold Date 21-Dec-19

= 3

1 a1 Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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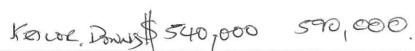


ADVERTISING SCHEDULE

PROPER	TY: 40	CAR	写川区	. WAY	K. Don	24	-			
PRIVATE	SALE / AUCTIO	N 15/2	2020	(2 . AM / PM	ALLOCATION:	2568 AGENT: L	<u>as</u> .			
BEDROOMS 3. BATHROOMS 1 TOILETS 1 CARS 2 STUDY -										
MEL REF: PRICE RANGE: 580 - 620, 500										
	ABC PHOTO SIGNS *									
	Sтоск 6х4 = \$70 Sтоск 8х6 = \$168 Рното 6х4 = \$179 Рното 8х6 = \$260									
		Рно	то 10х8 = \$70	00 Рното 12х8 =\$8	300		179			
	LIGHT FOR BOARDS = \$99 PHOTO LIGHT BOARD 6x4 = \$400 PHOTO LIGHT BOARD 8x6 = \$600									
AUCTION	NEER FEE		Scott & Nice		DIAKRIT AUST					
¢205.00			0400 167 01		Ben - 0411 315	213	7			
\$295.00			Day Shoot =	\$250	Basic - 8 pics, Flo = \$320					
Auction	by accredited au	ctioneer	Twilight = \$ Twilight + F	P= \$325	Medium – 12 pi Video = \$400	250				
			Twilight + FP + Video = \$550 Video = \$225		Dusk - 12 pics Floorplan & Social Video = \$480					
	A DEENLY COCIA	I DEDUBLIC		Drone Photos = \$185						
	* ADFENIX SOCIAL REPUBLIC 10 day boost on Social Media Advertising - \$105.00						1.92			
	NEWSCORP Social media boost, Property website, URL & Facebook - \$225 *									
ARC PHO	OTOSIGNS	Window	Full Extend	Full Extend Package - \$476						
	Poster A3 Window Cardx 1 = \$86					81				
	ndow Card x 1 NEW LITHO				06					
= \$258.0		= \$218.00		Double Side Brochures & A6 DL Cards x 100 A3 Window Card x 1 = \$135						
** 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)						\$1749				
		GAVL – Au	iction live stre	eaming (subject to	availability)					
_	LOCAL PAPER ADVERTISING – STAR WEEKLY BRIMBANK *						:			
	1/6 page	1/4 page	1/3 page	1/2 page	1 page					
L	\$101	\$152	\$202	\$302.50	\$605					
EDITORIAL	PROPERTY OF	THE WEEK	Free of Charge (SL	IBJECT TO AVAILABILITY,						
					OPEN F	OR INSPECTION - HERALD SUN	\$44			
				AD	MINISTRATION, MEDIA	A PLACEMENT& PRODUCTION	\$199			
			*ALL PRICES INCL	UDEPRODUCTION FEE	FU	ILLCAMPAIGN AMOUNT \$	2568.			
Your signed ap	proval of this schedule obli	ges you to make full a	nd unconditional paym	ent of the amount detailed in	the schedule within 30 days	of invoice. Please note: unless you t	nave 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.

ATED 6/1/2020



40 Carbine Way, Caroline Springs

\$550,000 - \$600,000

Municipality: Melton

Features: 3 bed, 1 bath, 2x carport + side access on 647sqm approx.

Lister: Las Anastasiadis

Explore Your Options

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.

development STCA Centro Shopping Co						eilor Dov	vns only mi	nutes from	ı Keilor
Contact Person:	Las: 0416 263 19	91	Vik: 0410	481 992					
General Information	n								
No Bed: 3		Age: 38	years appro	ox.	Bu	uilding t	ype: s/s		
Approx. Size:		Land: 6	47sqm		Ro	oofing: (T		
Air Conditioning: >		Heati	ing: 1x split		x wall l	heater			
Garage:	Rear Access:		Internal Ac	cess:		Auto D	oor:		
General Rooms	Size & Features			Bedrooms	Size	e & Feat	ures		
Lounge	Tiled			Master	2x BIF	IR			
Meals	Tiled			Bed 2	BIR				
Family	Carpet			Bed 3	BIR				
Kitchen: GHP, EO,	RH, DW								
Bathroom: x1 en	suite: No L	aundry:	Tiled W	/C: x1					9
Chatels: All fixtures	and fittings								
EXCLUDE:			Λ						
Restricted Informa	ition								
Vendor: Stephen C	Ostrycharz								
Contact numbers:	0432 364 393								
Address: 40 Carbi	ne Way, Keilor Do	wns							
Occupier: Owner									
Listing date: 6/01/2	2020		Auction: 1	5th Feb @ 1	2pm	P	Possession	1: 30/60/90)
Reasons for sale:									
Keys: K/S			Insp	ection detai	ils: Cal	ıll Vendo	r		
Other information:									
Solicitor:									
Address:									
Phone									
Fax:	72 27			20 10					
Section 32's availa	able:		Commi	ssion rate:					

*

Code 003 Exclusive Auction Authority



Particulars of Appointment.
Pading Poolty Du. 14.1
ADIV. 99 506 040 668
Address: Shop 31, 43,45 Let 2012
Attention: LAS AVISIOSI ADIS
Acception: 1
Phone: 1390 8333 Mobile: 0416263191 Fax/Email: Arrastastactis 6 Dorryphi
Vendor: STEPHEN MARK. OSTRYCHARZ, box 15 12 10 00 11 100 00 11 100 00 11 100 00 11 100 00
Address: 40 CARBINE WAY KEILOR DOWNS BOSE 0432 364893.
Phone: Mobile: Email:
(roperty 40 CARBINE WAY KEILDR DOWNS 3088.
with chattels being ALL FIXTURES & FITTINGS, MANAGEMENT
Exclusive authority period until days after the auction date.
Continuing authority period 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 \Box full purchase price OR upon terms on payment of \Box full deposit
and ☐ the sum of \$
Vendor's reserve price \$ To Be AoJ Sop 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-
A fixed *commission (including GST) of \$ OR
A *commission (including GST) being the following % of the sale price:
1.7% TO 2% TO BE DERIOLD AT TIME OF SIZE.
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. / /2020
AGENT ON BOTHACT OF BYPRYPHAT VENDOR

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*)

as at least 141 seyment of the commission terms at page 2, Item 1, before you sign this authorite