

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

Lot 13J 78 Dairy Flat Road, Argyle, VIC 3523
--

Indicative selling price

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

Single Price \$910,000

Median sale price

Median price	\$450,000	Property type	House	Suburb	Argyle
Period - From	April 2023	to	April 2024	Source	Realestate.com.au

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
20 Ayres Street Argyle, Vic 3523	\$900,000	31/03/2024
6290 Northern Highway Heathcote, Vic 3523	\$875,000	3/04/2024
49 Dairy Flat Road Argyle, Vic 3523	\$690,000	November 2023

This Statement of Information was prepared on: 05/04/2024