## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered for sale				
Including s	Address cluding suburb or Lot 2 78 Dairy Flat Road Argyle, 3523 ality and postcode				
Indicative se	lling price				
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price \$325,000					
Median sale price					
Median price	\$N/A	Property type Land		Suburb	Heathcote
Period - From		to	Source		
(Median Price-N/A=) Important advice about the median sale price: 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 47A (2) (b) of the Estate Agents Act 1980.					
Comparable property sales					
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 18 months.					
This Statement of Information was prepared on: 09.10.2025					

