

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

35 Argyle Street Argyle VIC 3523

Indicative selling price

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

or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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

A* 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.

| | | |
|-----------------------------|-----------|------------|
| 30 Pohlman Street Heathcote | \$411,000 | 10/02/2023 |
| 15 Hall Road Heathcote | \$370,000 | 18/04/2023 |
| 11 Cowen Street Heathcote | \$425,000 | 11/11/2022 |

B* 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: