

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 38 Clyde Street Linton

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$265,000 & \$285,000

Median sale price

Median price: \$302,500 House Suburb: Linton
Period - From: 01/10/2017 to 30/09/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**32 Adair St
LINTON**

3

Sold by Private Sale \$260,000
Date Sold 04/12/2017
Land 4,400 SqM

**21 Young St
LINTON**

3

Sold by Private Sale \$285,000
Date Sold 11/11/2017
Land 15,100 SqM

**3073 Glenelg Hwy
LINTON**

3 1 4

Well situated on a corner allotment and offering great scope for those seeking a country lifestyle in this historic popular

Sold by Private Sale \$290,000
Date Sold 27/08/2018
Land 3,312 SqM