

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 HOYT STREET, LINDENOW, VIC 3865**

 2  1  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$269,000**

## MEDIAN SALE PRICE



**LINDENOW, VIC, 3865**

**Suburb Median Sale Price (House)**

**\$343,500**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**59 MAIN RD, LINDENOW, VIC 3865**

 3  1  2

**Sale Price**

**\$245,000**

Sale Date: 15/06/2017

Distance from Property: 874m



**160 HOYT ST, LINDENOW, VIC 3865**

 3  1  1

**Sale Price**

**\$235,000**

Sale Date: 26/02/2017

Distance from Property: 1.3km



**12 COLLINS ST, LINDENOW SOUTH, VIC 3875**

 4  2  3

**Sale Price**

**\$285,002**

Sale Date: 18/05/2017

Distance from Property: 3km



This report has been compiled on 14/05/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

27 HOYT STREET, LINDENOW, VIC 3865

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$269,000

Median sale price

Median price

\$343,500

House

X

Unit


Suburb

LINDENOW

Period

01 April 2017 to 31 March 2018

Source



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
59 MAIN RD, LINDENOW, VIC 3865	\$245,000	15/06/2017
160 HOYT ST, LINDENOW, VIC 3865	\$235,000	26/02/2017
12 COLLINS ST, LINDENOW SOUTH, VIC 3875	\$285,002	18/05/2017