

Statement of Information

Sections 47AF of the Estate Agents Act 1980

288 Flagstaff Ridge Road,
LINTON 3360

House

 **3 beds**

 **1 baths**

 **4 parking**

Indicative selling price

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

Range from \$ 329,000 - \$ 349,000

Median sale price

Median **House** for **LINTON** for period **Mar 2016 - Mar 2017**

Sourced from **Price Finder**.

\$ 282,000

Comparable property sales

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

194 Flagstaff Ridge Road, Price \$ 326,000 Sold 29 September 2016
LINTON

464 Pittong-Snake Valley Road, Price \$ 350,000 Sold 22 January 2016
SNAKE VALLEY

80 Flagstaff Ridge Road, Price \$ 487,500 Sold 21 September 2016
LINTON

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

Contact agents

 **Matthew Edwards**
PRDnationwide

(03) 5331 1111
0401 728 881
matthewe@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350