Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

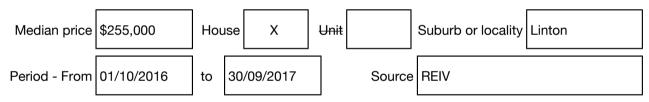
5 12 Acacia Court, Linton Vic 3360 r e

Indicative selling price

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

Range between \$227,000	&	\$249,700
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Median sale price



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 eighteen 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
1	647 Pittong Snake Valley Rd SNAKE VALLEY 3351	\$275,000	13/10/2016
2	500 Linton Mortchup Rd LINTON 3360	\$210,000	13/07/2016
3	521 Linton Carngham Rd SNAKE VALLEY 3351	\$207,500	22/12/2016

OR

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 eighteen months.

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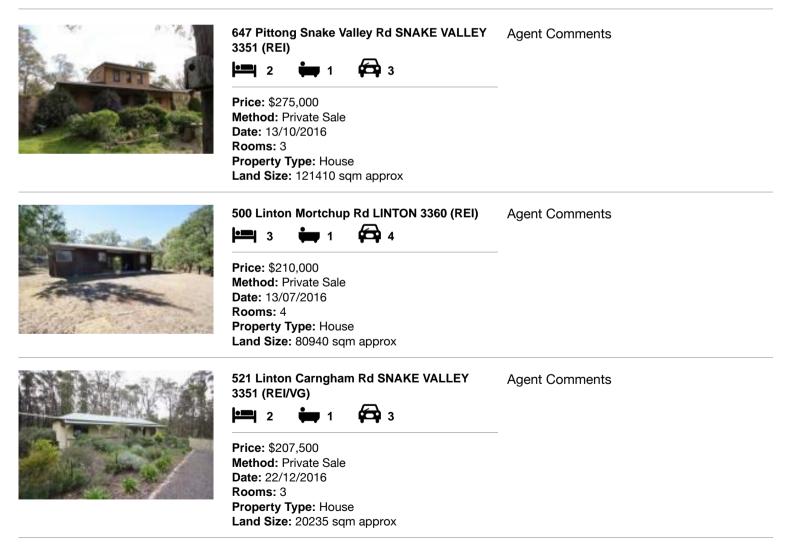
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Rural Residential (Res) Land Size: 13580 sqm approx Agent Comments Indicative Selling Price \$227,000 - \$249,700 Median House Price Year ending September 2017: \$255,000

Comparable Properties



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