

## 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 and postcode

12 Acacia Court, Linton Vic 3360

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

Range between \$227,000

&amp;

\$249,700

**Median sale price**

Median price \$255,000

House

X

Unit

Suburb or locality

Linton

Period - From 01/10/2016

to

30/09/2017

Source REIV

**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.

**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

**647 Pittong Snake Valley Rd SNAKE VALLEY 3351 (REI)****Agent Comments****Price:** \$275,000**Method:** Private Sale**Date:** 13/10/2016**Rooms:** 3**Property Type:** House**Land Size:** 121410 sqm approx**500 Linton Mortchup Rd LINTON 3360 (REI)****Agent Comments****Price:** \$210,000**Method:** Private Sale**Date:** 13/07/2016**Rooms:** 4**Property Type:** House**Land Size:** 80940 sqm approx**521 Linton Carngham Rd SNAKE VALLEY 3351 (REI/VG)****Agent Comments****Price:** \$207,500**Method:** Private Sale**Date:** 22/12/2016**Rooms:** 3**Property Type:** House**Land Size:** 20235 sqm approx