

# 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$425,000 & \$450,000

### Median sale price

Median price \$339,000 Property type House Suburb Linton

Period - From 01/03/2020 to 28/02/2021 Source CoreLogic

### Comparable property sales

A\* 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
32 Banksia Court, Linton Vic 3360	\$365,000	04/12/2020
32 Adair Street, Linton Vic 3360	\$385,000	19/01/2021
39 Browns-Scarsdale Road, Scarsdale Vic 3351	\$465,000	20/11/2020

This Statement of Information was prepared on: 10/03/2021