

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

63 Sussex Street, Linton Vic 3360

Indicative selling price

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

Single price \$190,000

Median sale price*

Median price House Unit Suburb or locality

Period - From to Source

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		
2		
3		

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms: 6

Property Type:

Agent Comments

Located in the historic main street of Linton, this home and shopfront dates back to the 1870's being one of the towns oldest buildings. First used as a Butcher's shop, the building retains its original structure and street frontage on the corner of Sussex Street and Clyde Streets. Today the shop front has been divided into 3 rooms creating multi use opportunities. The residence comprises 3 bedrooms, 2 bathrooms, open plan kitchen/dining/living and a separate rumpus/living area. The land comprises approx. 865sqm with 3 street frontages and includes some sundry shedding.

Comparable Properties

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