

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

14 Banksia Court, Linton Vic 3360

Indicative selling price

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

Single price \$339,000

Median sale price

Median price House Unit Suburb or locality Linton

Period - From to 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	23 Cochrane Dr SNAKE VALLEY 3351	\$335,000	07/09/2016
2	172 Rileys Rd SNAKE VALLEY 3351	\$330,000	19/09/2017
3	194 Flagstaff Ridge Rd LINTON 3360	\$326,000	29/09/2016

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.~~



Indicative Selling Price
\$339,000

Rooms:
Property Type: Land (Res)
Land Size: 7689 sqm approx
Agent Comments

Comparable Properties



23 Cochrane Dr SNAKE VALLEY 3351 (REI/VG) **Agent Comments**



Price: \$335,000
Method: Private Sale
Date: 07/09/2016
Rooms: 5
Property Type: House
Land Size: 5940 sqm approx



172 Rileys Rd SNAKE VALLEY 3351 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 19/09/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)



194 Flagstaff Ridge Rd LINTON 3360 (REI/VG) **Agent Comments**



Price: \$326,000
Method: Private Sale
Date: 29/09/2016
Rooms: 4
Property Type: House
Land Size: 40470 sqm approx