

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

2 Nelson Road, Linton Vic 3360

Indicative selling price

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

Range between \$350,000

&

\$360,000

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		
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.



Rooms:

Property Type:

Agent Comments

Enjoying an elevated position on the outskirts of Linton is this brand new home that is move in ready! Set on approx 3580sqm the light filled home comprises a master bedroom complete with walk in robe and an ensuite, plus three more bedrooms that all have built in robes. The large kitchen boasts an integrated dishwasher, stone bench-tops and corner pantry, sitting adjacent to the open plan dining area. The open plan living areas boast cathedral ceilings, a combustion wood-heater plus splits system heating/cooling.

Comparable Properties

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