

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

64 Sussex Street, 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 \$540,000

&

\$570,000

#### Median sale price

Median price \$280,000

House

X

Unit

Suburb Linton

Period - From 01/04/2018

to

31/03/2019

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.



 3  1  2

**Rooms:**

**Property Type:** House

**Land Size:** 1344 sqm approx

Agent Comments

Located in the historic main street of Linton, this heritage home with shopfront dates back to the 1800's and offers a multitude of potential uses. Currently utilised as a retail bookshop plus holiday accommodation, this property would also make a desirable full-time residence with its large 1300sqm (approx.) land holding. The light-filled dedicated studio space has its own entry and adds another dimension to this impressive home.

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