

## 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 and postcode	3063 GLENELG HIGHWAY LINTON VIC 3360
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price	\$150,000	or range between	&
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$222,500	Property type	Land	Suburb	Linton
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Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic
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### 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 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
LINTON-PIGGOREET ROAD LINTON VIC 3360	\$190,000	01-Aug-22
2 GRANT STREET LINTON VIC 3360	\$205,000	12-Jan-23
22 CUMBERLAND STREET LINTON VIC 3360	\$135,000	29-Jun-23

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 18 months.~~

This Statement of Information was prepared on: 07 August 2023