

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

12 Linaker Lane, Golden Point Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$275,000

Median sale price

Median price \$318,500 House ☒ Unit ☐ Suburb or locality Golden Point

Period - From 01/10/2016 to 30/09/2017 Source REIV

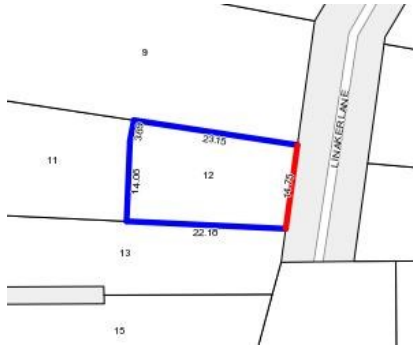
Comparable property sales (*Delete A or B below as applicable)

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	2/719 Tress St MOUNT PLEASANT 3350	\$289,000	02/03/2017
2	4/710 Geelong Rd CANADIAN 3350	\$276,888	23/08/2017
3	3/719 Tress St MOUNT PLEASANT 3350	\$275,000	18/02/2017

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

Indicative Selling Price
\$275,000

Median House Price
Year ending September 2017: \$318,500

Comparable Properties



2/719 Tress St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$289,000
Method: Private Sale
Date: 02/03/2017
Rooms: 4
Property Type: Unit



4/710 Geelong Rd CANADIAN 3350 (VG)

Agent Comments



Price: \$276,888
Method: Sale
Date: 23/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/719 Tress St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 18/02/2017
Rooms: 4
Property Type: Unit