

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

72 HENRY STREET LINDENOW VIC 3865

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Lindenow

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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

45 MAIN ROAD LINDENOW VIC 3865	\$325,000	27-Jul-22
35 HOYT STREET LINDENOW VIC 3865	\$330,000	18-Mar-22
4 JOHNSTON COURT WALPA VIC 3875	\$355,000	08-Sep-22

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: 16 January 2023



**45 MAIN ROAD LINDENOW VIC
3865**

 2  1  -

Sold Price **\$325,000** Sold Date **27-Jul-22**

Distance **0.44km**



**35 HOYT STREET LINDENOW VIC
3865**

 3  1  2

Sold Price **\$330,000** Sold Date **18-Mar-22**

Distance **0.67km**



**4 JOHNSTON COURT WALPA VIC
3875**

 3  1  3

Sold Price **\$355,000** Sold Date **08-Sep-22**

Distance **2.16km**

RS = Recent sale **UN** = Undisclosed Sale

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