

## 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

49 Sandows Lane, 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 \$230,000

&amp;

\$240,000

**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:** 2

**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 65300 sqm approx

Agent Comments

Located only minutes' drive from the Linton township, is this 16.1 acre (6.53Ha.) lifestyle property. The property offers a 2 bedroom home, off the grid - running on solar power and tank water. The property is available for sale on a walk in - walk out basis inclusive of all furniture, generator, ride on mower, tractor and much more! The property is well fenced, has 2 dams, a lock up garage and carport. The home enjoys a move in ready presentation with no work required. Perfect as a weekend getaway - be quick on this one - it won't last long!

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