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 andpostcode

49 Sandows Lane, Linton Vic 3360

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$230,000	&	\$240,000

Median sale price

Median price	\$255,000	Ηοι	ise 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

propertydata

Generated: 02/11/2017 13:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart

Phil Hayward

16 BCRS BURN



Rooms: 2 Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 65300 sqm approx Agent Comments 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$230,000 - \$240,000 Median House Price Year ending September 2017: \$255,000

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!

Comparable Properties

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



Generated: 02/11/2017 13:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.