

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 HOWITT COURT, LINDENOW, VIC 3865

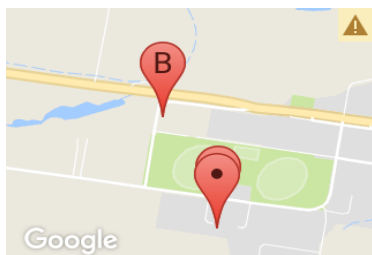
 4  2  2

Indicative Selling Price

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

Single Price: **\$395,000**

MEDIAN SALE PRICE



LINDENOW, VIC, 3865

Suburb Median Sale Price (House)

\$343,500

01 April 2017 to 31 March 2018

Provided by:  pricefinder

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 18 months.



4 HOWITT CRT, LINDENOW, VIC 3865

 4  2  2

Sale Price

\$340,000

Sale Date: 24/03/2017

Distance from Property: 27m



215 MAIN RD, LINDENOW, VIC 3865

 3  3  2

Sale Price

\$362,000

Sale Date: 20/06/2017

Distance from Property: 436m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 HOWITT COURT, LINDENOW, VIC 3865

Indicative selling price

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

Single Price:

\$395,000

Median sale price

Median price

\$343,500

House

X

Unit

Suburb

LINDENOW

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
4 HOWITT CRT, LINDENOW, VIC 3865	\$340,000	24/03/2017
215 MAIN RD, LINDENOW, VIC 3865	\$362,000	20/06/2017