# Statement of Information

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

# 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

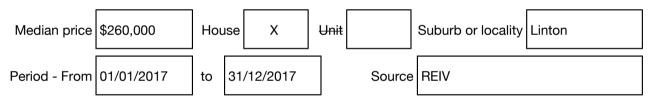
70 Linton-carngham Road, Linton Vic 3360

# Indicative selling price

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

Range between	\$299,000	&	\$309,000

## Median sale price



## 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	17 Hamilton St LINTON 3360	\$320,000	27/06/2017
2	5 Hewitts Rd LINTON 3360	\$307,500	18/08/2017
3	26 Cumberland St LINTON 3360	\$285,000	24/10/2016

#### 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.

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propertydata

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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.



# BLUE RIBBON BALLARAT

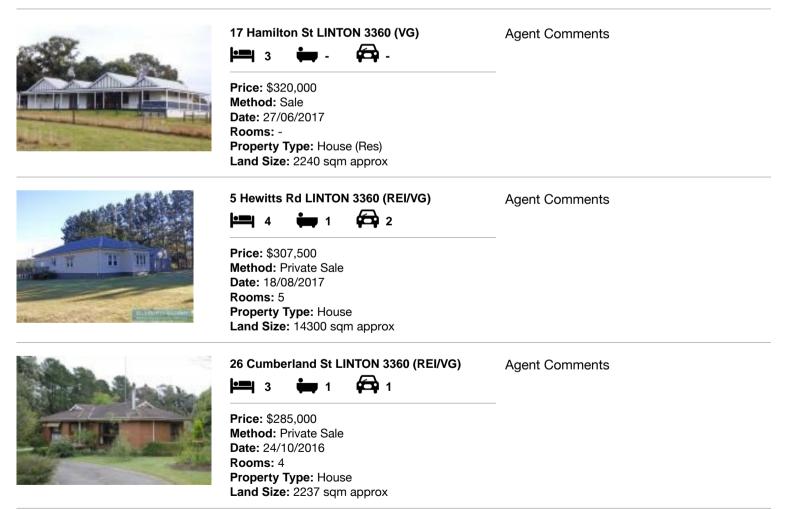




Rooms: Property Type: House Land Size: 1946 sqm approx Agent Comments Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

Indicative Selling Price \$299,000 - \$309,000 Median House Price Year ending December 2017: \$260,000

# **Comparable Properties**



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