

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

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

Median price \$260,000

House

X

Unit

Suburb or locality

Linton

Period - From 01/01/2017

to

31/12/2017

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	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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Indicative Selling Price

\$299,000 - \$309,000

Median House Price

Year ending December 2017: \$260,000



 3  2  2

Rooms:

Property Type: House

Land Size: 1946 sqm approx

Agent Comments

Comparable Properties



17 Hamilton St LINTON 3360 (VG)

Agent Comments

 3  -  -

Price: \$320,000

Method: Sale

Date: 27/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 2240 sqm approx



5 Hewitts Rd LINTON 3360 (REI/VG)

Agent Comments

 4  1  2

Price: \$307,500

Method: Private Sale

Date: 18/08/2017

Rooms: 5

Property Type: House

Land Size: 14300 sqm approx



26 Cumberland St LINTON 3360 (REI/VG)

Agent Comments

 3  1  1

Price: \$285,000

Method: Private Sale

Date: 24/10/2016

Rooms: 4

Property Type: House

Land Size: 2237 sqm approx