

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

477 Linton-Carngham Road, Snake Valley Vic 3351

Indicative selling price

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

Range between

\$420,000

&

\$435,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Snake Valley

Period - From

01/04/2022

to

31/03/2023

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 18 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	521 Linton Carngham Rd SNAKE VALLEY 3351	\$470,000	03/08/2022
2	751 Linton Carngham Rd SNAKE VALLEY 3351	\$475,000	03/06/2022
3	789 Linton Carngham Rd SNAKE VALLEY 3351	\$460,000	23/02/2022

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 18 months.~~

This Statement of Information was prepared on:

10/05/2023 10:57



3 1 2

Rooms: 6
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 85068 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$435,000
Median House Price
Year ending March 2023: \$465,000

Comparable Properties



521 Linton Carngham Rd SNAKE VALLEY 3351 (REI/VG)

Agent Comments

1 1 2

Price: \$470,000
Method: Private Sale
Date: 03/08/2022
Rooms: 2
Property Type: House
Land Size: 20235 sqm approx



751 Linton Carngham Rd SNAKE VALLEY 3351 (REI)

Agent Comments

3 1 1

Price: \$475,000
Method: Private Sale
Date: 03/06/2022
Property Type: House
Land Size: 5058.57 sqm approx



789 Linton Carngham Rd SNAKE VALLEY 3351 (REI)

Agent Comments

3 1 2

Price: \$460,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 3000 sqm approx