Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 477 Linton-Carngham Road, Snake Valley Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$420,000		&		\$435,000				
Median sale price									
Median price	\$465,000	Property Type Hou		ise		Suburb	Snake Valley		
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress 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









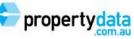
Rooms: 6 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 85068 sqm approx Agent Comments Indicative Selling Price \$420,000 - \$435,000 Median House Price Year ending March 2023: \$465,000

Comparable Properties

521 Linton Carngham Rd SNAKE VALLEY 3351 (REI/VG) 1 1 1 2 2 Price: \$470,000 Method: Private Sale Date: 03/08/2022 Rooms: 2 Property Type: House Land Size: 20235 sqm approx	Agent Comments
751 Linton Carngham Rd SNAKE VALLEY 3351 (REI) Price: \$475,000 Method: Private Sale Date: 03/06/2022 Property Type: House Land Size: 5058.57 sqm approx	Agent Comments
789 Linton Carngham Rd SNAKE VALLEY 3351 (REI)Image: State of the stat	Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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