

## 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

16 Carngham-linton Road, Snake Valley Vic 3351

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$349,000

&

\$383,900

#### Median sale price

Median price

\$275,000

House

X

Unit

Suburb or locality

Snake Valley

Period - From

01/10/2016

to

30/09/2017

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	926 Linton Carngham Rd SNAKE VALLEY 3351	\$370,000	26/09/2017
2	997 Pittong Snake Valley Rd SNAKE VALLEY 3351	\$369,000	26/09/2017
3	23 Cochrane Dr SNAKE VALLEY 3351	\$335,000	07/09/2016

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.~~

16 Carngham-linton Road, Snake Valley Vic 3351

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Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$349,000 - \$383,900  
Median House Price  
Year ending September 2017: \$275,000

## Comparable Properties



926 Linton Carngham Rd SNAKE VALLEY  
3351 (REI)

Agent Comments



Price: \$370,000  
Method: Private Sale  
Date: 26/09/2017  
Rooms: -  
Property Type: House (Res)



997 Pittong Snake Valley Rd SNAKE VALLEY  
3351 (REI)

Agent Comments



Price: \$369,000  
Method: Private Sale  
Date: 26/09/2017  
Rooms: 4  
Property Type: House  
Land Size: 7622 sqm approx



23 Cochrane Dr SNAKE VALLEY 3351 (REI/VG) Agent Comments



Price: \$335,000  
Method: Private Sale  
Date: 07/09/2016  
Rooms: 5  
Property Type: House  
Land Size: 5940 sqm approx