

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	16 Carngham-linton Road, Snake Valley Vic 3351
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$349,000	&	\$383,900

#### Median sale price

Median price	\$275,000	Hou	ise 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.

Ad	dress 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.

REN property data

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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)





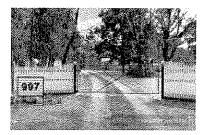
Price: \$370,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



997 Pittong Snake Valley Rd SNAKE VALLEY

3351 (REI)







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

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