

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 FERNBANK-LINDENOW SOUTH ROAD,  -  -  -

Indicative Selling Price

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

Single Price: **\$137,500**

MEDIAN SALE PRICE



LINDENOW SOUTH, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$97,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



315 FERNBANK-LINDENOW SOUTH RD,  -  -  -

Sale Price

\$95,000

Sale Date: 28/07/2017

Distance from Property: 2.6km



77 IVES RD, LINDENOW SOUTH, VIC 3875  -  -  -

Sale Price

\$100,000

Sale Date: 22/08/2017

Distance from Property: 1.2km



40 FERNBANK-LINDENOW SOUTH RD,  -  -  -

Sale Price

\$95,000

Sale Date: 08/03/2018

Distance from Property: 51m



This report has been compiled on 25/06/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	44 FERNBANK-LINDENOW SOUTH ROAD, LINDENOW SOUTH, VIC 3875
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Indicative selling price

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

Single Price:	\$137,500
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Median sale price

Median price	\$97,500	House		Unit		Suburb	LINDENOW SOUTH
Period	01 April 2017 to 31 March 2018		Source				

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
315 FERNBANK-LINDENOW SOUTH RD, LINDENOW SOUTH, VIC 3875	\$95,000	28/07/2017
77 IVES RD, LINDENOW SOUTH, VIC 3875	\$100,000	22/08/2017
40 FERNBANK-LINDENOW SOUTH RD, LINDENOW SOUTH, VIC 3875	\$95,000	08/03/2018