

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 FERNBANK-LINDENOW SOUTH ROAD, 🕮 - 🕒 - 😂 -





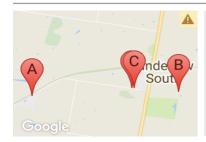


Indicative Selling Price

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: **pricefinder**

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



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

Indicative selling price

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

Single Price: \$137,500

Median sale price

| Median price | \$97,500 | House | Unit | | Suburb | LINDENOW SOUTH |
|--------------|------------------------|----------|-------|----|--------|----------------|
| Period | 01 April 2017 to 31 Ma | rch 2018 | Sourc | ce | p | ricefinder |

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 |