

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

10 Acacia Court, Linton Vic 3360

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$465,000

Property Type House

Suburb Linton

Period - From 01/04/2021

to 31/03/2022

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 18 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	10 Clyde St LINTON 3360	\$580,000	29/03/2022
2	12 Hewitts Rd LINTON 3360	\$480,000	04/11/2021
3	12 Acacia Ct LINTON 3360	\$444,000	28/06/2021

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:

11/05/2022 17:07

10 Acacia Court, Linton Vic 3360



John Morris
53370035
0418 543637
john@doepels.com.au

Indicative Selling Price
\$590,000 - \$620,000

Median House Price

Year ending March 2022: \$465,000



Property Type: Land
Land Size: 6059 sqm approx
Agent Comments

Comparable Properties



10 Clyde St LINTON 3360 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 29/03/2022
Property Type: House
Land Size: 5679 sqm approx



12 Hewitts Rd LINTON 3360 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 04/11/2021
Property Type: House (Res)



12 Acacia Ct LINTON 3360 (REI/VG)

Agent Comments



Price: \$444,000
Method: Private Sale
Date: 28/06/2021
Property Type: House (Res)
Land Size: 13600 sqm approx

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



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