

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

lot 3 Fraser Street, Linton Vic 3360

Indicative selling price

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

Single price \$80,000

Median sale price

Median price \$88,000

Property Type Vacant land

Suburb Linton

Period - From 11/03/2019

to 10/03/2020

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	lot 12 Banksia Ct LINTON 3360	\$98,000	29/01/2020
2	Glenelg Hwy LINTON 3360	\$78,000	09/07/2019
3			

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.~~

This Statement of Information was prepared on:

11/03/2020 09:36

lot 3 Fraser Street, Linton Vic 3360



Rob Cunningham

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robert@doepels.com.au

Indicative Selling Price

\$80,000

Median Land Price

11/03/2019 - 10/03/2020: \$88,000



Property Type:

Agent Comments

Comparable Properties



lot 12 Banksia Ct LINTON 3360 (REI)

Agent Comments



Price: \$98,000

Method: Private Sale

Date: 29/01/2020

Property Type: Land

Glenelg Hwy LINTON 3360 (VG)

Agent Comments



Price: \$78,000

Method: Sale

Date: 09/07/2019

Property Type: Land

Land Size: 1800 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.