

## 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

235 Flagstaff Ridge Road, Linton Vic 3360

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$450,000

#### Median sale price

Median price \$260,000

House

X

Unit

Suburb or locality

Linton

Period - From 01/04/2017

to

31/03/2018

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		
2		
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.~~

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**Indicative Selling Price**

\$420,000 - \$450,000

**Median House Price**

Year ending March 2018: \$260,000



3 2 4

**Rooms:**  
**Property Type:**  
**Agent Comments**

In a 10-acre native bushland setting, this neatly presented home enjoys offers great privacy! The brick home comprises of three bedrooms and an open plan living zones incorporates the lounge, dining and kitchen areas. The master bedroom boasts a walk-in robe and ensuite, and there are built in robes to the second third bedrooms. Features of note include combustion wood heating, evaporative cooling and timber floors. Outside the home has a double carport, front and rear veranda's, and small swimming pool (note - pumps for the pool are not in working order).

## Comparable Properties

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