hockingstuart

Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

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 andpostcode

235 Flagstaff Ridge Road, Linton Vic 3360

Indicative selling price

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

Range between \$420,000	&	\$450,000
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Median sale price

Median price	\$260,000	Hou	ise 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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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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.



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Doekengesterart



Rooms: Property Type: Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$420,000 - \$450,000 Median House Price Year ending March 2018: \$260,000

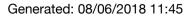
In a 10-acre native bushland setting, this neatly presented home enjoys offers great privacy! The brick home comprises of three bedrooms and an open plan living zones incorporates the lounge, dining and kitchen areas. The master bedroom boasts a walk-in robe and ensuite, and there are built in robes 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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