

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

569 Linton-Carngham Road, Snake Valley Vic 3351

Indicative selling price

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

Range between

\$780,000

&

\$810,000

Median sale price

Median price

\$567,500

Property Type

House

Suburb

Snake Valley

Period - From

06/09/2022

to

05/09/2023

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	38 Laurence Dr SNAKE VALLEY 3351	\$816,000	19/01/2023
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.

This Statement of Information was prepared on:

06/09/2023 13:07

Scott Petrie

03 53 334 322

0418 503 764

scott@trevorpetrie.com.au

Indicative Selling Price

\$780,000 - \$810,000

Median House Price

06/09/2022 - 05/09/2023: \$567,500



 6  2  8

Property Type: Hobby Farm < 20
ha (Rur)

Agent Comments

Comparable Properties



38 Laurence Dr SNAKE VALLEY 3351 (REI)

Agent Comments

 4  2  2

Price: \$816,000

Method: Private Sale

Date: 19/01/2023

Property Type: House

Land Size: 17482.44 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 - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922