

## 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 and postcode	3067 GLENELG HIGHWAY LINTON VIC 3360
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price	or range between	\$375,000	&	\$395,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$525,000	Property type	House	Suburb	Linton
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Period-from	01 Sep 2022	to	31 Aug 2023	Source	Corelogic
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### 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
5 YORK STREET LINTON VIC 3360	\$405,000	03-Apr-23
88 SUSSEX STREET LINTON VIC 3360	\$410,000	08-Nov-22
3034 GLENELG HIGHWAY LINTON VIC 3360	\$350,000	11-Jul-22

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: 20 September 2023