

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

14 Adair Street, Linton Vic 3360

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$559,000 Property Type House Suburb Linton

Period - From 05/02/2023 to 04/02/2024 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 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
1	22 Jackson St LINTON 3360	\$559,000	23/10/2023
2	36 Surrey St LINTON 3360	\$555,000	28/01/2023
3	32 Banksia Ct LINTON 3360	\$530,000	15/05/2023

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:

05/02/2024 18:20

14 Adair Street, Linton Vic 3360

BALLARAT

PROPERTY AGENTS

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Indicative Selling Price

\$520,000 - \$530,000

Median House Price

05/02/2023 - 04/02/2024: \$559,000



3 -

Property Type: House (Res)

Land Size: 1055 sqm approx

Agent Comments

Comparable Properties



22 Jackson St LINTON 3360 (REI/VG)

Agent Comments

3 1 4

Price: \$559,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 1833 sqm approx



36 Surrey St LINTON 3360 (REI/VG)

Agent Comments

3 1 3

Price: \$555,000

Method: Private Sale

Date: 28/01/2023

Property Type: House (Res)

Land Size: 977 sqm approx



32 Banksia Ct LINTON 3360 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000

Method: Private Sale

Date: 15/05/2023

Property Type: House

Land Size: 8735 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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