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	20 BANKSIA COURT LINTON VIC 3360

Indicative selling price

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

~~Single Price~~		or range between	$585,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$533,000	Property type	Farm	Suburb	Linton
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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
37 WEBSTER STREET LINTON VIC 3360	$555,000	18-Jul-24
972 LINTON-CARNGHAM ROAD SNAKE VALLEY VIC 3351	$620,000	19-Jul-24
103 CAREYS ROAD SCARSDALE VIC 3351	$620,000	29-Oct-24

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: 09 January 2025

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37 WEBSTER STREET LINTON VIC 3360

3 2 2

Sold Price **$555,000** Sold Date **18-Jul-24**

Distance **0.96km**



972 LINTON-CARNGHAM ROAD SNAKE VALLEY VIC 3351

3 1 4

Sold Price **$620,000** Sold Date **19-Jul-24**

Distance **8.52km**



103 CAREYS ROAD SCARSDALE VIC 3351

3 1 -

Sold Price RS **$620,000** Sold Date **29-Oct-24**

Distance **9.23km**

RS = Recent sale **UN** = Undisclosed Sale

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