

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

21 FALKNER STREET 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

\$700,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Linton

Period-from

01 Jun 2023

to

31 May 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

82 LINTON-CARNGHAM ROAD LINTON VIC 3360	\$745,000	17-Apr-24
13 WAVERLEY STREET LINTON VIC 3360	\$690,000	23-Oct-23
1910 GLENELG HIGHWAY SCARSDALE VIC 3351	\$710,000	01-May-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: 26 June 2024

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**82 LINTON-CARNGHAM ROAD
LINTON VIC 3360**

3 2 4

Sold Price

^{RS} **\$745,000**

Sold Date

17-Apr-24

Distance

2.17km



**13 WAVERLEY STREET LINTON VIC
3360**

3 2 6

Sold Price

\$690,000

Sold Date

23-Oct-23

Distance

0.6km



**1910 GLENELG HIGHWAY
SCARSDALE VIC 3351**

3 2 3

Sold Price

\$710,000

Sold Date

01-May-24

Distance

10km

RS = Recent sale

UN = Undisclosed Sale

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