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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17 Linsley Way, Wantirna 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$898,000

\*House ☒

Suburb Wantirna

Period - From 01/05/2018 to 30/04/2019

Source CoreLogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
20 Linsley Way, Wantirna 3152	\$785,000	07/05/2019
11 St Davids Drive, Wantirna 3152	\$801,000	27/11/2018
12 Old Orchard Drive, Wantirna 3152	\$812,000	15/04/2019

Property data source: CoreLogic. Generated on 22<sup>nd</sup> May.