

## Statement of Information

Section 47AF of the Estate Agents Act 1980

37 Linsley Way  
Wantirna VIC 3152

Indicative selling price

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

**\$860,000 - \$940,000**

Median sale price

**\$915,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/02/2020 – 31/01/2021

### 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.

**21 Linsley Way**  
Wantirna VIC 3152

**\$925,000**

Sold 21<sup>st</sup> of October 2020

**10 Napier Close**  
Wantirna VIC 3152

**\$911,000**

Sold 9<sup>th</sup> of December 2020

**11 Hamsterley Square**  
Wantirna VIC 3152

**\$950,000**

Sold 26<sup>th</sup> of October 2020

House



3 Bed



2 Bath



1 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 23<sup>rd</sup> of February 2021.