

Dean Allsop 0428 339 364 dallsop@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	40 Linsley Way, Wantirna Vic 3152
Indicative selling price	
For the meaning of this p	price see consumer.vic.gov.au/underquoting

&

Median sale price

Range between \$800,000

Median price	\$936,250	Hou	ıse	Х	Unit		Sub	ourb	Wantirna
Period - From	01/10/2016	to	30/	/09/2017		Source	REIV		

\$880,000

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ad	dress of comparable property	Price	Date of sale
1	95 Harold St WANTIRNA 3152	\$861,000	17/06/2017
2	14 Corinella Sq WANTIRNA 3152	\$852,000	18/11/2017
3	78 Kidderminster Dr WANTIRNA 3152	\$830,000	24/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant



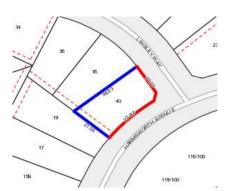


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Indicative Selling Price \$800,000 - \$880,000 **Median House Price** Year ending September 2017: \$936,250





Property Type: House

Land Size: 641.403 sqm approx

Agent Comments

Comparable Properties



95 Harold St WANTIRNA 3152 (REI)



Price: \$861,000 Method: Auction Sale Date: 17/06/2017 Rooms: 5

Property Type: House (Res) Land Size: 602 sqm approx

14 Corinella Sq WANTIRNA 3152 (REI)

1 3





Price: \$852,000 Method: Auction Sale Date: 18/11/2017

Rooms: 5

Property Type: House (Res) Land Size: 536 sqm approx

78 Kidderminster Dr WANTIRNA 3152 (REI)

=3





Price: \$830,000

Method: Sold Before Auction

Date: 24/08/2017

Rooms: -

Property Type: House (Res) Land Size: 549 sqm approx

Agent Comments

Agent Comments

Agent Comments

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