

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Linsley Way, Wantirna Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$936,250

House

X

Unit

Suburb

Wantirna

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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.

	Address 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.



Rooms:
Property Type: House
Land Size: 641.403 sqm approx
Agent Comments

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

Comparable Properties



95 Harold St WANTIRNA 3152 (REI)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$830,000
Method: Sold Before Auction
Date: 24/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 549 sqm approx