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	5 LINSLEY WAY WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,000,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	House	Suburb	Wantirna
Period-from	01 Apr 2021	to	31 Mar 2022	Source	Corelogic

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 6 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
7 HARLAND SQUARE WANTIRNA VIC 3152	$1,080,000	10-Nov-21
12 AMBERLEY COURT WANTIRNA VIC 3152	$1,026,000	11-Dec-21
9 BARRINGTON COURT WANTIRNA VIC 3152	$1,095,000	23-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 02 April 2022

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7 HARLAND SQUARE WANTIRNA VIC 3152

3 2 1

Sold Price **$1,080,000** Sold Date **10-Nov-21**

Distance **-**



12 AMBERLEY COURT WANTIRNA VIC 3152

3 2 2

Sold Price **$1,026,000** Sold Date **11-Dec-21**

Distance **-**



9 BARRINGTON COURT WANTIRNA VIC 3152

3 2 2

Sold Price RS **$1,095,000** Sold Date **23-Feb-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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