

STATEMENT OF INFORMATION

52 WINDERMERE DRIVE, FERNTREE GULLY, VIC 3156

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 WINDERMERE DRIVE, FERNTREE

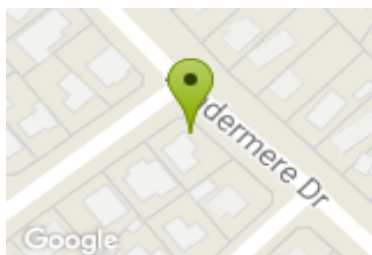
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Indicative Selling Price

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

Price Range: **\$560,000 to \$590,000**

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (House)

\$750,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	52 WINDERMERE DRIVE, FERNTREE GULLY, VIC 3156
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Indicative selling price

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Price Range:	\$560,000 to \$590,000
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Median sale price

Median price	\$750,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	FERNTREE GULLY
Period	01 April 2017 to 31 March 2018		Source				

Comparable property sales

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.