

## 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

26 Merlin Crescent Ferntree Gully VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2018

to

31 Oct 2019

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

104 Windermere Drive Ferntree Gully VIC 3156	\$690,000	30-Aug-19
4 The Knoll Ferntree Gully VIC 3156	\$685,000	20-Jun-19
18 Windermere Drive Ferntree Gully VIC 3156	\$667,000	03-Jul-19

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: 20 November 2019



**104 Windermere Drive Ferntree Gully VIC 3156**

 3  1  2

Sold Price

**\$690,000**

Sold Date

**30-Aug-19**

Distance

**0.22km**



**4 The Knoll Ferntree Gully VIC 3156**

 3  2  2

Sold Price

**\$685,000**

Sold Date

**20-Jun-19**

Distance

**0.61km**



**18 Windermere Drive Ferntree Gully VIC 3156**

 3  2  2

Sold Price

**\$667,000**

Sold Date

**03-Jul-19**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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