

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

7 Coowarra Court Ferntree Gully VIC 3156

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Land

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

3 Jenna Court Rowville VIC 3178	\$800,000	05-Jul-19
151 Windermere Drive Ferntree Gully VIC 3156	\$761,000	30-Jul-19
3 Belar Court Ferntree Gully VIC 3156	\$745,000	02-Aug-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: 19 November 2019



3 Jenna Court Rowville VIC 3178

Sold Price **\$800,000** Sold Date **05-Jul-19**

 3  3  2

Distance **1.18km**



151 Windermere Drive Ferntree Gully VIC 3156

Sold Price **\$761,000** Sold Date **30-Jul-19**

 3  2  3

Distance **1.82km**



3 Belar Court Ferntree Gully VIC 3156

Sold Price **\$745,000** Sold Date **02-Aug-19**

 3  2  2

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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