

## 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

8 WINWOOD DRIVE 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

\$830,000

&

\$913,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$891,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jun 2021

to

31 May 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

5 VAUGHAN ROAD FERNTREE GULLY VIC 3156	\$852,000	18-Jun-22
3 DOROTHY GROVE FERNTREE GULLY VIC 3156	\$900,000	09-Jun-22
4 MORONEY STREET BORONIA VIC 3155	\$840,000	31-Jan-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: 29 June 2022


**5 VAUGHAN ROAD FERNTREE GULLY VIC 3156**

 3
  2
  3

Sold Price

<sup>RS</sup>
**\$852,000**

Sold Date

**18-Jun-22**

Distance

**1.71km**

**3 DOROTHY GROVE FERNTREE GULLY VIC 3156**

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$900,000**

Sold Date

**09-Jun-22**

Distance

**1.04km**

**4 MORONEY STREET BORONIA VIC 3155**

 4
  2
  1

Sold Price

**\$840,000**

Sold Date

**31-Jan-22**

Distance

**2.71km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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