

# 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

31 Windermere 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)

Range between \$640,000 & \$699,000

### Median sale price

Median price

\$752,500

Property Type

House

Suburb

Ferntree Gully

Period - From

01/07/2019

to

30/06/2020

Source

REIV

### 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 six 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
1	32 Gaydon St FERNTREE GULLY 3156	\$686,000	07/03/2020
2	7 Diamond CI FERNTREE GULLY 3156	\$682,000	13/05/2020
3	55 Bryden Dr FERNTREE GULLY 3156	\$677,050	06/04/2020

**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 six months.~~

This Statement of Information was prepared on:

03/08/2020 10:32