

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

6 Windermere Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price

\$766,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/01/2020

to

31/12/2020

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	9 Stephen Rd FERNTREE GULLY 3156	\$750,000	28/11/2020
2	45 Loretto Av FERNTREE GULLY 3156	\$726,000	19/12/2020
3	36 Windermere Dr FERNTREE GULLY 3156	\$695,000	10/12/2020

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:

13/04/2021 16:35



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Property Type: House

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending December 2020: \$766,000

Comparable Properties



9 Stephen Rd FERNTREE GULLY 3156 (VG)

Agent Comments

3 - -

Price: \$750,000

Method: Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 727 sqm approx



45 Loretto Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 2 2

Price: \$726,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House

Land Size: 714 sqm approx

36 Windermere Dr FERNTREE GULLY 3156 (VG)

Agent Comments

3 - -

Price: \$695,000

Method: Sale

Date: 10/12/2020

Property Type: House (Res)

Land Size: 725 sqm approx