

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

13 Winwood Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$750,000

House

X

Unit

Suburb Ferntree Gully

Period - From 01/01/2017

to

31/12/2017

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	4 Shannon Av FERNTREE GULLY 3156	\$740,000	09/02/2018
2	38 Olivebank Rd FERNTREE GULLY 3156	\$739,500	20/12/2017
3	24 Myrtle Cr FERNTREE GULLY 3156	\$726,000	02/11/2017

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.

Daniel Cripps
9801 4777
0418 517 480
dcripps@barryplant.com.au

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
Year ending December 2017: \$750,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



4 Shannon Av FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$740,000
Method: Private Sale
Date: 09/02/2018
Rooms: -
Property Type: House
Land Size: 1065 sqm approx



38 Olivebank Rd FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$739,500
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: House
Land Size: 1012 sqm approx



24 Myrtle Cr FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$726,000
Method: Private Sale
Date: 02/11/2017
Rooms: 4
Property Type: House
Land Size: 1184 sqm approx