

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

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
		ı	i

Median sale price

Median price	\$750,000	Hou	use X	Unit		Suburk	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.

Add	dress 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

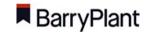
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Comparable Properties



4 Shannon Av FERNTREE GULLY 3156 (REI)

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

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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)

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Price: \$726,000 Method: Private Sale Date: 02/11/2017 Rooms: 4

Property Type: House Land Size: 1184 sqm approx

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Agent Comments

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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