
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 6 Windermere Drive, Ferntree Gully 3156

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$740,000 *House ☒ Suburb Ferntree Gully

Period - From 01/01/2018 to 31/12/2018 Source CoreLogic

Comparable property sales

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 |
|--|-----------|--------------|
| 41 McMahons Road, Ferntree Gully 3156 | \$640,800 | 08/08/2018 |
| 33 Cinerea Avenue, Ferntree Gully 3156 | \$671,000 | 05/09/2018 |
| 11 Leyland Road, Ferntree Gully 3156 | \$680,000 | 27/11/2018 |

Property data source: CoreLogic. Generated on 22nd January 2019.