

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

4 Winwood Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$430,000 & \$473,000

Median sale price

Median price \$495,000

Unit X

Suburb Ferntree Gully

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/15 Stockton Av FERNTREE GULLY 3156	\$460,000	15/04/2017
3/29 Hutton Av FERNTREE GULLY 3156	\$454,500	08/03/2017
3/2 The Crescent FERNTREE GULLY 3156	\$442,000	22/02/2017