

## 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

117 WINDERMERE DRIVE FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$878,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 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

4 SEATTLE COURT KNOXFIELD VIC 3180	\$790,000	30-Nov-24
47 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$805,000	15-Oct-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



## 4 SEATTLE COURT KNOXFIELD VIC 3180

3 1 2

Sold Price <sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **30-Nov-24**

Distance **1.06km**



## 47 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156

3 1 2

Sold Price <sup>RS</sup> **\$805,000** Sold Date **15-Oct-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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