

## 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

291 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$912,429

Property type

House

Suburb

Ferntree Gully

Period-from

01 Sep 2023

to

31 Aug 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

44 CLYDE STREET FERNTREE GULLY VIC 3156	\$777,000	23-Mar-24
6 HOPE COURT FERNTREE GULLY VIC 3156	\$820,000	11-May-24
9 ANNE ROAD KNOXFIELD VIC 3180	\$852,000	11-Jul-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: 13 September 2024



**44 CLYDE STREET FERNTREE GULLY VIC 3156**

 3  1  1

Sold Price **\$777,000** Sold Date **23-Mar-24**

Distance **1.09km**



**6 HOPE COURT FERNTREE GULLY VIC 3156**

 3  2  -

Sold Price **\$820,000** Sold Date **11-May-24**

Distance **1.34km**



**9 ANNE ROAD KNOXFIELD VIC 3180**

 3  2  1

Sold Price <sup>RS</sup> **\$852,000** Sold Date **11-Jul-24**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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