

## 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

1/75 WINDERMERE DRIVE FERNTREE GULLY VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/16 HARWELL ROAD FERNTREE GULLY VIC 3156	\$675,200	15-Mar-23
1/38 HOLME ROAD FERNTREE GULLY VIC 3156	\$705,000	25-Mar-23
3/77 DAVID STREET NORTH KNOXFIELD VIC 3180	\$719,000	08-May-23

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: 17 August 2023



### 1/16 HARWELL ROAD FERNTREE GULLY VIC 3156

 3
  1
  1

Sold Price

**\$675,200**

Sold Date

**15-Mar-23**

Distance

**0.57km**


### 1/38 HOLME ROAD FERNTREE GULLY VIC 3156

 3
  1
  2

Sold Price

**\$705,000**

Sold Date

**25-Mar-23**

Distance

**0.27km**


### 3/77 DAVID STREET NORTH KNOXFIELD VIC 3180

 3
  2
  2

Sold Price

**\$719,000**

Sold Date

**08-May-23**

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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