

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

72B Windermere Drive Ferntree Gully VIC 3156

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Ferntree Gully

Period-from

01 Feb 2020

to

31 Jan 2021

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

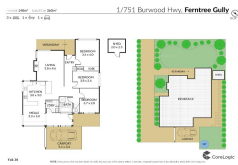
1/751 Burwood Highway Ferntree Gully VIC 3156	\$645,000	16-Mar-20
1/13 Ferguson Court Ferntree Gully VIC 3156	\$628,000	28-Oct-19
1/46 Edina Road Ferntree Gully VIC 3156	\$596,500	04-Aug-20

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.~~

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Mark Hughes
P 9762 6666
M 0408 300 164
E mark.hughes@barryplant.com.au



1/751 Burwood Highway Ferntree Gully VIC 3156

3 Beds 1 Bath 1 Car

Sold Price **\$645,000** Sold Date **16-Mar-20**

Distance **1.6km**



1/13 Ferguson Court Ferntree Gully VIC 3156

3 Beds 1 Bath 1 Car

Sold Price **\$628,000** Sold Date **28-Oct-19**

Distance **1.26km**



1/46 Edina Road Ferntree Gully VIC 3156

3 Beds 1 Bath 1 Car

Sold Price **\$596,500** Sold Date **04-Aug-20**

Distance **2.39km**

RS = Recent sale UN = Undisclosed Sale

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