

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

72A 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,250

Property type

Other

Suburb

Ferntree Gully

Period-from

01 May 2020

to

30 Apr 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

2/38 Holme Road Ferntree Gully VIC 3156	\$720,000	17-May-21
2/18 Renwick Road Ferntree Gully VIC 3156	\$750,000	13-May-21
3/19 Pinnacle Avenue Ferntree Gully VIC 3156	\$690,000	27-Feb-21

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: 27 May 2021



**2/38 Holme Road Ferntree Gully
VIC 3156**

 3  2  2

Sold Price

^{RS} **\$720,000**

Sold Date

17-May-21

Distance

0.29km



**2/18 Renwick Road Ferntree Gully
VIC 3156**

 3  1  2

Sold Price

^{RS} **\$750,000**

Sold Date

13-May-21

Distance

1.28km



**3/19 Pinnacle Avenue Ferntree
Gully VIC 3156**

 3  2  2

Sold Price

\$690,000

Sold Date

27-Feb-21

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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