

## 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

153 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Apr 2019

to

31 Mar 2020

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 Lynian Court Ferntree Gully VIC 3156	\$715,500	12-Nov-19
10 Cutler Close Ferntree Gully VIC 3156	\$750,000	29-Feb-20
416 Scoresby Road Ferntree Gully VIC 3156	\$730,000	22-Feb-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.~~

This Statement of Information was prepared on: 02 April 2020



**1 Lynian Court Ferntree Gully VIC 3156**

3
 2
 3

Sold Price

**\$715,500**

Sold Date

**12-Nov-19**

Distance

**0.83km**



**10 Cutler Close Ferntree Gully VIC 3156**

3
 2
 2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**29-Feb-20**

Distance

**1.5km**



**416 Scoresby Road Ferntree Gully VIC 3156**

3
 2
 2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**22-Feb-20**

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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