

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Windermere Drive, FERNTREE GULLY 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$645,000 - \$680,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2019 - Mar 2019**

Sourced from [reiv.com.au](http://reiv.com.au).

**\$678,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**100 Ormonde Road,**  
Ferntree Gully 3156

**Price \$660,000** Sold 13  
March 2019

**27 Taldra Drive,**  
Ferntree Gully 3156

**Price \$660,000** Sold 28  
January 2019

**58 Holme Road,**  
Ferntree Gully 3156

**Price \$642,000** Sold 18  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [reiv.com.au](http://reiv.com.au).

House

  
**3 beds**

  
**2 baths**

  
**4 parking**

### Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



**Robert Spano**  
Stockdale & Leggo

9 758 9900  
0 405 499 835  
[rspano@stockdaleleggo.com.au](mailto:rspano@stockdaleleggo.com.au)

**Stockdale  
& Leggo**