

## 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

169 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Nov 2022

to

31 Oct 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

151 WINDERMERE DRIVE FERNTREE GULLY VIC 3156	\$950,000	08-Jul-23
11 SUMMERHILL CLOSE FERNTREE GULLY VIC 3156	\$900,000	05-Sep-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: 23 November 2023



**151 WINDERMERE DRIVE  
FERNTREE GULLY VIC 3156**

 3  2  3

Sold Price **\$950,000** Sold Date **08-Jul-23**

Distance **0.2km**



**11 SUMMERHILL CLOSE FERNTREE  
GULLY VIC 3156**

 3  2  4

Sold Price **\$900,000** Sold Date **05-Sep-23**

Distance **0.97km**

RS = Recent sale      UN = Undisclosed Sale

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