

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



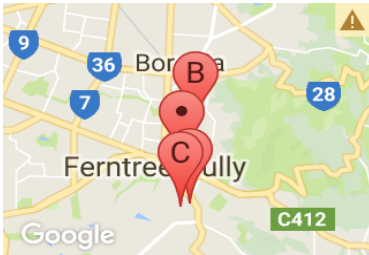
26 WINWOOD DRIVE, FERNTREE GULLY, 3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$620,000 to \$682,000**

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (House)

\$748,888

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



35 NATHAN ST, FERNTREE GULLY, VIC 3156 3 1 1

Sale Price

***\$670,000**

Sale Date: 30/09/2017

Distance from Property: 1.1km



5 HALLEY RD, FERNTREE GULLY, VIC 3156 3 1 2

Sale Price

***\$650,000**

Sale Date: 15/08/2017

Distance from Property: 1.2km



33 ROBERTS ST, FERNTREE GULLY, VIC 3156 3 2 2

Sale Price

***\$705,000**

Sale Date: 12/08/2017

Distance from Property: 1.2km



This report has been compiled on 03/11/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 WINWOOD DRIVE, FERNTREE GULLY, VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$620,000 to \$682,000

Median sale price

Median price

\$748,888

House

Unit

Suburb

FERNTREE GULLY

Period

01 April 2017 to 30 September 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
35 NATHAN ST, FERNTREE GULLY, VIC 3156	*\$670,000	30/09/2017
5 HALLEY RD, FERNTREE GULLY, VIC 3156	*\$650,000	15/08/2017
33 ROBERTS ST, FERNTREE GULLY, VIC 3156	*\$705,000	12/08/2017