

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

28 Lynn Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$908,000 Property Type House Suburb Ferntree Gully

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	16 Gaydon St FERNTREE GULLY 3156	\$770,000	18/04/2024
2	3 Stephanie Cl FERNTREE GULLY 3156	\$760,000	22/03/2024
3	44 Helen Rd FERNTREE GULLY 3156	\$734,000	22/11/2023

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 six months.~~

This Statement of Information was prepared on:

24/04/2024 17:16



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Property Type: House (Previously Occupied - Detached)
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
March quarter 2024: \$908,000

Comparable Properties



16 Gaydon St FERNTREE GULLY 3156 (REI)

Agent Comments

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Price: \$770,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 734 sqm approx



3 Stephanie Ct FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 -

Price: \$760,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 741 sqm approx



44 Helen Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

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Price: \$734,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 735 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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