## 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 betweer	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$908,000	Pro	operty Type	Hou	se		Suburb	Ferntree Gully	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Gaydon St FERNTREE GULLY 3156	\$770,000	18/04/2024
2	3 Stephanie CI 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









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



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



3 Stephanie CI FERNTREE GULLY 3156 (REI) Agent Comments



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



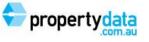
44 Helen Rd FERNTREE GULLY 3156 (REI/VG) Agent Comments



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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