

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 13 Lynn Drive, Ferntree Gully, VIC, 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$*750,000 & \$825,000

Median sale price

Median price \$826,000 Property type House Suburb Ferntree Gully

Period - From 28/10/2020 to 27/10/2021 Source realestate.com.au

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 – 21 Mountain Gate Drive, Ferntree Gully	\$807,000	3/7/2021
2 – 10 Lydford Road, Ferntree Gully	\$758,000	16/7/2021
3 – 40 Austin Street, Ferntree Gully	\$750,000	26/8/2021

This Statement of Information was prepared on: 25/11/2021