
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 34 Lydford Road, Ferntree Gully, 3156

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$750,000 *House ☒ Suburb Ferntree Gully

Period - From 01/01/2017 to 31/12/2017 Source REIV

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
19 Gabrielle Court, Ferntree Gully, 3156	\$775,000	05/10/2017
32 Lydford Road, Ferntree Gully, 3156	\$755,000	16/12/2017
10 Eytan Street, Ferntree Gully, 3156	\$730,000	02/10/2017

Property data source: REIV. Generated on 23rd March, 2018.