



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 1 Lynian Court, FERNTREE GULLY 3156

House

3 beds

2 baths

1 parking

Indicative selling price

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

Range \$690,000 - \$710,000

Median sale price

Median **House** for **FERNTREE GULLY** for period **Oct 2018 - Oct 2019**

Sourced from **Realestate.com**.

\$680,000

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 the most comparable to the property for sale.

35 Lydford Road,
Ferntree Gully 3156

Price \$665,000 Sold 18 June
2019

91 Cambden Park Parade,
Ferntree Gully 3156

Price \$698,000 Sold 24
September 2019

15 Silverton Drive,
Ferntree Gully 3156

Price \$720,000 Sold 09
September 2019

This Statement of Information was prepared on 4th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

Ray White Ferntree Gully

5/1849 Ferntree Gully Road,
Ferntree Gully VIC 3156

Contact agents



Ben Thomas
Ray White

0433 439 590

ben.thomas@raywhite.com



Jimmy Shan
Ray White

0433 453 886

jimmy.shan@raywhite.com

