

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 LYDFORD ROAD, FERNTREE GULLY,

 **3**  **1**  **1**

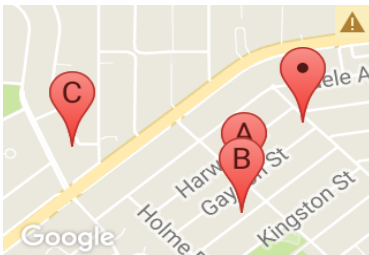
Indicative Selling Price

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

Price Range: \$630,000 to \$680,000

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



FERNTREE GULLY, VIC, 3156

Suburb Median Sale Price (House)

\$750,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 ASHTON RD, FERNTREE GULLY, VIC 3156

 **3**  **1**  **5**

Sale Price

\$685,000

Sale Date: 09/05/2017

Distance from Property: 303m



32 ELTON RD, FERNTREE GULLY, VIC 3156

 **2**  **2**  **2**

Sale Price

\$663,500

Sale Date: 03/06/2017

Distance from Property: 381m



58 GREENAWAY DR, FERNTREE GULLY, VIC

 **3**  **1**  **1**

Sale Price

***\$671,000**

Sale Date: 03/08/2017

Distance from Property: 759m



This report has been compiled on 18/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

6 LYDFORD ROAD, FERNTREE GULLY, VIC 3156

Indicative selling price

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

Price Range:

\$630,000 to \$680,000

Median sale price

Median price

\$750,000

House

X

Unit


Suburb

FERNTREE GULLY

Period

01 April 2017 to 30 September 2017

Source



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
24 ASHTON RD, FERNTREE GULLY, VIC 3156	\$685,000	09/05/2017
32 ELTON RD, FERNTREE GULLY, VIC 3156	\$663,500	03/06/2017
58 GREENAWAY DR, FERNTREE GULLY, VIC 3156	*\$671,000	03/08/2017