

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$745,000

### Median sale price

Median price

\$908,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/01/2024

to

31/03/2024

Source

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.

	Address of comparable property	Price	Date of sale
1	35 Dorset Rd FERNTREE GULLY 3156	\$735,000	27/03/2024
2	29 Glenfern Rd FERNTREE GULLY 3156	\$720,000	17/02/2024
3	1 Scenic Ct FERNTREE GULLY 3156	\$700,000	06/04/2024

**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:

25/05/2024 10:56



 3  1  1

**Property Type:** House  
**Land Size:** 728 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$745,000  
**Median House Price**  
March quarter 2024: \$908,000

## Comparable Properties



**35 Dorset Rd FERNTREE GULLY 3156 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 27/03/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**29 Glenfern Rd FERNTREE GULLY 3156 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 17/02/2024  
**Property Type:** House  
**Land Size:** 814 sqm approx



**1 Scenic Ct FERNTREE GULLY 3156 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700