

Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

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 28 Lightwood Drive, Ferntree Gully Vic 3156 Including suburb and postcode

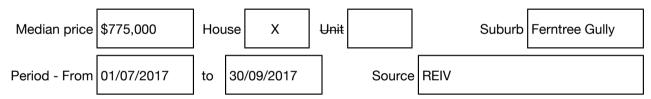
Indicative selling price

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

Range between \$690,000

&

Median sale price



\$759.000

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	146 Dorset Rd BORONIA 3155	\$756,000	05/08/2017
2	34 Gaydon St FERNTREE GULLY 3156	\$750,000	15/06/2017
3	68 Loretto Av FERNTREE GULLY 3156	\$740,000	17/06/2017

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.

Account - Barry Plant

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 28 Lightwood Drive, Ferntree Gully Vic 3156

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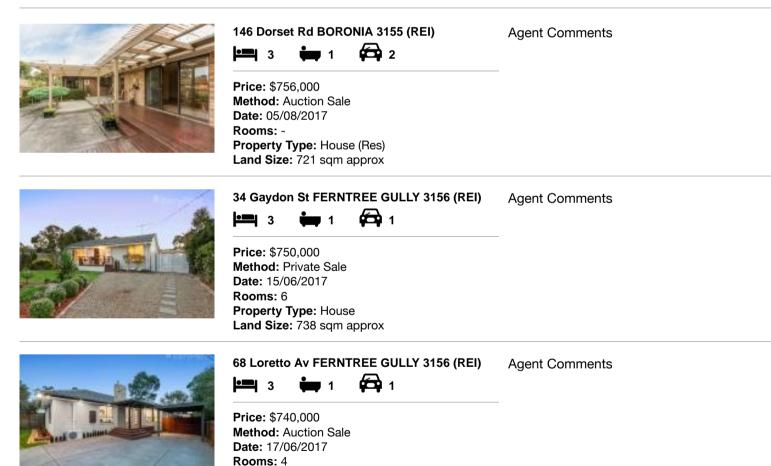




Rooms: Property Type: House Land Size: 718 sqm approx Agent Comments Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

Indicative Selling Price \$690,000 - \$759,000 Median House Price September quarter 2017: \$775,000

Comparable Properties



Property Type: House (Res) Land Size: 718 sqm approx

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