

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 Lightwood Drive, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$775,000

House

X

Unit

Suburb Ferntree Gully

Period - From 01/07/2017

to

30/09/2017

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 | 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.~~

Brett Smith Janelle Gu
Brett 0430 168 788
Janelle 0432 800 031
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Indicative Selling Price

\$690,000 - \$759,000

Median House Price

September quarter 2017: \$775,000



 3  1  2

Rooms:

Property Type: House

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



146 Dorset Rd BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$756,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 721 sqm approx



34 Gaydon St FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  1

Price: \$750,000

Method: Private Sale

Date: 15/06/2017

Rooms: 6

Property Type: House

Land Size: 738 sqm approx



68 Loretto Av FERNTREE GULLY 3156 (REI)

Agent Comments

 3  1  1

Price: \$740,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 718 sqm approx