



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/35 Lynn Drive,  
FERNTREE GULLY 3156**

Unit

  
**3 beds**

  
**1 baths**

  
**2 parking**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$570,000 - \$595,000**

### Median sale price

Median **Unit** for **FERNTREE GULLY** for period **Nov 2017 - Nov 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$580,000**

### 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.

**1/14 Dorset Road,**  
Ferntree Gully 3156

**Price \$570,000** Sold 19  
September 2018

**3/29 Forest Road,**  
Ferntree Gully 3156

**Price \$570,000** Sold 18 June  
2018

**2/1 Mellowood Court,**  
Ferntree Gully 3156

**Price \$573,000** Sold 10  
November 2018

### 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.au](http://realestate.com.au).

### Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,  
Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



**Tom Tsiagalos**  
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**Stockdale  
& Leggo**