



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/11 Lance Road,
BAYSWATER 3153**

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$540,000 - \$590,000

Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2019 - Mar 2019**

Sourced from reiv.com.au.

\$678,000

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.

2/2 Joyce Street,
Boronia 3156

Price \$573,000 Sold 29
January 2019

1/2 Princess Street,
Bayswater 3156

Price \$558,000 Sold 12
November 2019

1/11 Lance Road ,
Bayswater 3156

Price \$500,000 Sold 18 April
2019

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 reiv.com.au.

Stockdale & Leggo Ferntree Gully

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

Contact agents



Tom Tsiagalos
Stockdale & Leggo

9 758 9900
0 413 830 051
tom@stockdaleleggo.com.au

**Stockdale
& Leggo**