



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Lightwood Drive, FERNTREE GULLY 3156

### Indicative selling price

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

**Range \$730,000 - \$799,000**

### Median sale price

Median **House** for **FERNTREE GULLY** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$711,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**28 Lightwood Drive,**  
FERNTREE GULLY 3156

Price **\$768,000** Sold 26  
November 2017

**15 Messmate Road,**  
FERNTREE GULLY 3156

Price **\$760,000** Sold 01  
November 2017

**16 Moira Avenue,**  
FERNTREE GULLY 3156

Price **\$740,000** Sold 13 April  
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 Pricefinder.

### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

### Contact agents

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**RayWhite**