



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4 Taldra 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 **Sep 2018 - Sep 2019**

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

**\$680,000**

### 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.

**8 Mayfair Drive,**  
Ferntree Gully 3156

Price **\$733,600** Sold 13  
September 2019

**16 Kingston Street,**  
Ferntree Gully 3156

Price **\$755,100** Sold 14  
August 2019

**19 Meagher Road,**  
Ferntree Gully 3156

Price **\$733,000** Sold 29 June  
2019

This Statement of Information was prepared on 2nd Oct 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 [realestate.com](http://realestate.com).

House



4 beds



2 baths



2 parking

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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