



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Tarana Avenue, UPPER 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 \$640,000 - \$700,000**

## Median sale price

Median **House** for **UPPER FERNTREE GULLY** for period **Sep 2018 - Sep 2019**

Sourced from **Realestate.com.au**.

**\$686,060**

## 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.

**24 Clow Avenue,**  
Upper Ferntree Gully 3156

Price **\$672,000** Sold 31 July 2019

**1351 Burwood Highway,**  
Upper Ferntree Gully 3156

Price **\$685,000** Sold 15 August 2019

**16 Ferndale Road,**  
Upper Ferntree Gully 3156

Price **\$695,000** Sold 12 June 2019

This Statement of Information was prepared on 26th Sep 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.au](http://Realestate.com.au).

House

5 beds

2 baths

4 parking

## Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

## Contact agents



**Rene Mawad**  
Ray White

0403 141 596

[rene.mawad@raywhite.com](mailto:rene.mawad@raywhite.com)



**Michael Nguyen**  
Ray White

0413 876 367

[michael\\_nguyen@raywhite.com](mailto:michael_nguyen@raywhite.com)

