

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

6 Turnberry Grove, Fingal Vic 3939

Indicative selling price

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

Single price \$1,125,000

Median sale price

Median price \$950,000

House

Suburb Fingal

Period - From 1 August 2016 to 28 August 2017

Source REA

Comparable property sales

B. The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 23 The Ridge, Fingal	\$1,000,000	31/07/2017
2. 22 Woodland Way, Fingal	\$1,200,000	28/02/2017
3. 12 Nagles View, Fingal	\$1,200,000	13/04/2017

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd – David Cowie
Mobile: 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 29th August 2017