Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

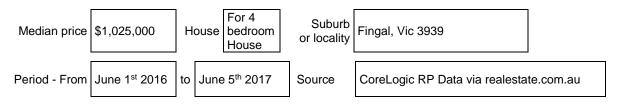
Address 38 The Ridge Road, Fingal Vic 3939

Indicative selling price

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

Between \$1,650,000 & \$1,800,000

Median sale price



Comparable property sales

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 15 Nagles View, Fingal Vic 3939 | \$1,500,000 | 16/01/2017 |
| 22 Old Tom Morris Lane, Fingal Vic 3939 | \$1,625,000 | 7/04/2017 |
| 25 Lahinch Drive, Fingal Vic 3939 | \$1,200,000 | 3103/2017 |

^{*}The estate agent reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

