

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

COUPERS REALTY
Fingal Vic 3939

Property offered for sale

Address 5 ARTHURS VIEW, MOONAH LINKS, FINGAL 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price Range \$1,300,000 - \$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,035,000

*House

Suburb or locality Fingal 3939

Period - From Jan 2018 to March 2018

Source CoreLogic RP Data

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 The Vineyard, Moonah Links, Fingal 3939	\$1, 600,000	March 2018
44 The Ridge, Moonah Links, Fingal 3939	\$1,550,000	08/12/2017
38 The Ridge, Moonah Links, Fingal 3939	\$1,650,000	01/03/2018