

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 4 Turnberry Grove, Fingal 3939

Indicative selling price

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

Single Price \$950,000

Median sale price

Median price \$950,000

House

Suburb Fingal

Period - From 1 Sept 2016 to 4 Sept 2017

Source REA

Comparable property sales

A. 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 5 Woodland Grove, Fingal	\$840,000	7/04/2017
2. 23 The Ridge, Fingal	\$1,000,000	31/07/2017
3. 36 The Ridge, Fingal	\$950,000	12/07/2017

OR

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie M 0414 674 963
E – david.cowie@nl.com.au

DATE Prepared: 13th September 2017