## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Coupers Realty Pty Ltd	
Fingal VIC 3939	

#### Property offered for sale

Address Including suburb or locality and postcode	44 Turnberry Grove, Moonah Links, Fingal Vic 3939
locality and postcode	

#### Indicative selling price

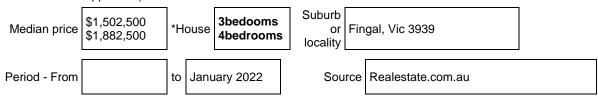
For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,475,000 to \$1,500,000

#### Median sale price - House

#### \*44 Turnberry comprises 3 / 4 bedrooms

(\*Delete house or unit as applicable)



### Comparable House sales at Moonah Links 2021.

2 Nagles View sold November – 3 bedrooms - \$1,750,000

29 Muirfield Lane, Moonah Links \$1,503,000 Sold July 2021 (On smaller block)

2 Baddeley Mews Moonah Links sold October 2021 \$1,475,000 (On smaller block)

COUPERS REALTY PTY LTD MOONAH LINKS, FINGAL VICTORIA 3939

21/01/2022

