

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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)

Median price \$1,502,500  
\$1,882,500

\*House

3bedrooms  
4bedrooms

Suburb  
or locality Fingal, Vic 3939

Period - From to January 2022

Source Realestate.com.au

### 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