

STATEMENT OF INFORMATION

48 THE RIDGE ROAD, FINGAL, VIC 3939

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 THE RIDGE ROAD, FINGAL, VIC 3939

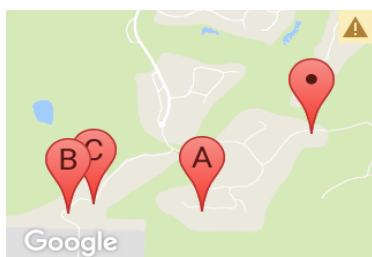


Indicative Selling Price

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

Price Range: 1,150,000 to 1,195,000

MEDIAN SALE PRICE



FINGAL, VIC, 3939

Suburb Median Sale Price (House)

\$1,000,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



31 ARTHURS VIEW, FINGAL, VIC 3939



Sale Price

***\$1,020,000**

Sale Date: 09/01/2018

Distance from Property: 450m



25 WOODLAND WAY, FINGAL, VIC 3939



Sale Price

\$1,105,000

Sale Date: 20/08/2017

Distance from Property: 838m



17 WOODLAND WAY, FINGAL, VIC 3939



Sale Price

\$1,130,000

Sale Date: 01/11/2017

Distance from Property: 749m



This report has been compiled on 30/01/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

48 THE RIDGE ROAD, FINGAL, VIC 3939

Indicative selling price

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

Price Range:

1,150,000 to 1,195,000

Median sale price

Median price

\$1,000,000

House

Unit


Suburb

FINGAL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
31 ARTHURS VIEW, FINGAL, VIC 3939	*\$1,020,000	09/01/2018
25 WOODLAND WAY, FINGAL, VIC 3939	\$1,105,000	20/08/2017
17 WOODLAND WAY, FINGAL, VIC 3939	\$1,130,000	01/11/2017