

# 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 20 Lahinch Drive, 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 \$1,400,000 to \$1,540,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,907,000

House

Suburb or locality Fingal, Vic 3939

Period - From October 2023

to September 2024

Source CoreLogic

### Comparable Recent House sales at Moonah Links

39 Turnberry Grove, Moonah Links, Fingal sold Oct 2023 \$1,680,001

13 Arthurs View, Moonah Links, Fingal sold Oct 2024 \$1,705,000

COUPERS  
Lifestyle Properties  
MOONAH LINKS,  
FINGAL VICTORIA 3939

08/11/2024