

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 11 Old Tom Morris Lane, Moonah Links, Fingal 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price \$2,100,000.

Median sale price

(*Delete house or unit as applicable)

Median price \$1,342,500

*House

Suburb
or locality Fingal

Period - From April 2019

to March 2020

Source CoreLogic; RP Data

Comparable property sales within similar location and size on Moonah Links, Fingal within the last six months.

17 Nagles View, Moonah Links, Fingal sold May 2020 \$2,100,000

17 Old Tom Morris Lane, Moonah Links Fingal sold 21/01/2020 \$2,000,000

10 Nagles View, Moonah Links Fingal sold 8/11/2019 \$1,860,000

COUPERS REALTY PTY LTD
MOONAH LINKS, FINGAL VICTORIA 3939
14/05/2020