

# 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

18 The Ridge Road, Fingal Vic 3939

### Indicative selling price

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

Single Price \$1,500,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,342

\*House

Suburb or locality Fingal, Vic 3939

Period - From April 2019

to March 2020

Source CoreLogic RP Data

**Comparable property sales within similar location, quality and size on Moonah Links, Fingal within the last six months are not available. However, below are homes of similar quality sold and land size within the last 18 months at Moonah Links.**

9 Arthurs View, Fingal 3939 Moonah Links sold 2020 \$1,420,000

4 Tralee Lane, Fingal 3939 Moonah Links sold 2020 \$1,405,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

14/06/2020