

# 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 6 Nagles View Fingal 3939

### Indicative selling price

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

Single Price

**\$1,350,000**

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,130,000

\*House

Suburb  
or locality Fingal 3939

Period - From Sept 2017 to August 2018

Source CoreLogic RP Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* These properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable properties on The Legends Course, Moonah  
Links, Fingal 3939

	Price	Date of sale
44 The Ridge Road	\$1,550,000	08/12/2017
2 The Vineyard	\$1,600,000	07/03/2018
38 The Ridge	\$1,650,000	01/03/2018