

# 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 Apt 31 / 50 Peter Thomson Drive, Fingal VIC 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)

Price Range \$320,000 - \$340,000

### Apartment Median sale price

(\*Delete house or unit as applicable)

Median price \$300,000

Apt

Suburb or locality Fingal 3939

Period - From January 2018 to January 2019

Source RP Data CoreLogic

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

A\* These are two apartments in the same complex that sold within in the last 6 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
35/50 Peter Thomson Dr Fingal 3939	\$340,000	7/12/2018
29/50 Peter Thomson Dr Fingal 3939	\$330,000	18/12/2018

Coupers Realty Pty Ltd 55 Peter Thomson Drive, Moonah Links, Fingal 3939