

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Arthurs View Fingal VIC 3939

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Fingal

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale 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

2 Tralee Lane Fingal VIC 3939	\$1,405,000	20-May-19
4 Old Tom Morris Lane Fingal VIC 3939	\$1,280,000	19-Aug-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 February 2020



2 Tralee Lane Fingal VIC 3939

Sold Price **\$1,405,000** Sold Date **20-May-19**

 4  3  2

Distance **0.12km**



4 Old Tom Morris Lane Fingal VIC 3939

Sold Price **\$1,280,000** Sold Date **19-Aug-19**

 3  2  2

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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