

# 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 3 The Glade, Moonah Links, Fingal Vic 3939

### Indicative selling price

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

Price Range \$1,900,000 to \$1,950,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,407,000

\*House

Suburb or locality Fingal, Vic 3939

Period - From

to March 2021

Source Realestate.com.au

### Comparable House sales at Moonah Links 2021.

23 Woodland Way Moonah Links sold by Coupers Realty July 2021 \$1,885,000

7 Arthurs View Moonah Links sold by Coupers Realty 2021 \$1,975,000

19 Woodland Way, Moonah Links sold by Coupers Realty 2021 \$2,200,000

Vacant Land sold Woodland Way, Moonah Links by Coupers Realty 2021 \$800,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

26/07/2021