

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 38 The Ridge Road, Fingal Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,025,000 House For 4 bedroom House Suburb or locality Fingal, Vic 3939
Period - From June 1st 2016 to June 5th 2017 Source CoreLogic RP Data via realestate.com.au

Comparable property sales

Address of comparable property	Price	Date of sale
44 The Ridge Road	\$1,550,000	8/12/2017
15 Nagles View, Fingal Vic 3939	\$1,500,000	16/01/2017
22 Old Tom Morris Lane, Fingal Vic 3939	\$1,625,000	7/04/2017

*The estate agent reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Coupers Realty, Moonah Links, Fingal 3939