

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

37 Turnberry Grove 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,342,500

Property type

House

Suburb

Fingal

Period-from

01 Apr 2019

to

31 Mar 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

36 Turnberry Grove Fingal VIC 3939	\$830,000	19-Feb-20
7 Watsons Bend Fingal VIC 3939	\$840,000	21-Mar-20
104 Bass Meadows Boulevard St Andrews Beach VIC 3941	\$835,000	11-Feb-20

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: 29 April 2020



36 Turnberry Grove Fingal VIC
3939

 3 2 2

Sold Price

\$830,000

Sold Date 19-Feb-20

Distance 0.02km



7 Watsons Bend Fingal VIC 3939

Sold Price

RS \$840,000

Sold Date 21-Mar-20

 3 2 2

Distance 0.83km



104 Bass Meadows Boulevard St
Andrews Beach VIC 3941

 3 - -

Sold Price

\$835,000

Sold Date 11-Feb-20

Distance 2.59km

RS = Recent sale

UN = Undisclosed Sale

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