

# 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 2 Baddeley Mews, 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 \$1,500,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,450,000

\*House

Suburb or locality Fingal, Vic 3939

Period - From

to August 2021

Source Realestate.com.au

### Comparable House sales at Moonah Links 2021.

28 Muirfield Lane Moonah Links, Fingal, sold July 2021 \$1,503,000

32 Muirfield Lane Moonah Links, Fingal, sold June 2021 \$1,502,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

04/11/2021