

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

COUPERS REALTY PTY LTD
55 Peter Thomson Drive, Fingal VIC 3939.

Property offered for sale

Address
Including suburb or locality and postcode

18 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

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$950,500

*House

X

*Unit

Suburb or locality

Fingal, Vic 3939

Period - From

August 2016

to

October 2017

Source

Core Logic RP Data

Comparable property sales

These are two properties sold within five kilometres of the property for sale in the last 18 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
12 Turnberry Grove, Fingal 3939	\$1,355,000	04/01/2018
44 The Ridge, Fingal 3939	\$1, 550,000	08/12/2017