

# 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 25 Woodland Way, 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 \$2,000,000 to \$2,100,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,975,000

\* House ☐

Suburb or locality Fingal, Vic 3939

Period - From  to Feb 2023

Source CoreLogic

### Comparable Recent House sales at Moonah Links

13 Nagles View, sold 02/02/2022 \$2,100,000

Vacant Land The Vineyard, Moonah Links June 2022 \$1,080,000

23 Arthurs View, sold 16/05/2022 \$2,350,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939  
10/03/2023