

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

COUPERS REALTY  
Fingal Vic 3939

### Property offered for sale

Address 4 BADDELEY MEWS, MOONAH LINKS, FINGAL 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$990,000 & \$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$950,500

\*House

Suburb  
or locality Fingal 3939

Period - From August 2016

to October 2017

Source CoreLogic RP Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three 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
23 The Ridge	\$1,000,000	31/07/2017
25 Woodland Way	\$1,105,000	25/10/2017
27 Muirfield Lane	\$940,000	March 2018