

## 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

2 Nagles View Fingal VIC 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)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Fingal

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 9 Nagles View Fingal VIC 3939     | \$1,850,000 | 25-Jun-21 |
| 32 Muirfield Lane Fingal VIC 3939 | \$1,502,000 | 28-Jun-21 |
| 24 Woodland Way Fingal VIC 3939   | \$1,885,000 | 05-Jul-21 |

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: 16 November 2021



### 9 Nagles View Fingal VIC 3939

Sold Price

**\$1,850,000**

Sold Date

**25-Jun-21**

 4  2  2

Distance

**0.03km**



### 32 Muirfield Lane Fingal VIC 3939

Sold Price

**\$1,502,000**

Sold Date

**28-Jun-21**

 3  2  2

Distance

**0.3km**



### 24 Woodland Way Fingal VIC 3939

Sold Price

**\$1,885,000**

Sold Date

**05-Jul-21**

 3  2  2

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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