

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 APT 9/10, 50 PETER THOMSON DRIVE, MOONAH LINKS, FINGAL 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
2 BEDROOM
APT \$475,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,130,000 *Single House N/A Suburb or locality Fingal 3939
Period - From January 2018 to August 2018 Source CoreLogic RP Data

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

A* No comparable sales of **two bedroom & two bathroom** apartment sat Moonah LinksResort in the last 6 months.
*Below are **one bedroom; one bathroom** Moonah Links Resort Apartments sold within five 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 although note
* 1bedroom and 1 bathroom

Address of comparable property although note * 1bedroom and 1 bathroom	Price	Date of sale
Apt 35, 50 Peter Thomson Dr, Moonah Links, Fingal 3939	\$340,000	Dec 7 2018
Apt 29, 50 Peter Thomson Dr, Moonah Links Fingal 3939	\$330,000	Dec 18 2018