

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 27 Muirfield Lane, 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 \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$960,000

*House

Suburb
or locality Fingal

Period - From August 2016 to August 2017

Source RPData - CoreLogic

Comparable property sales

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
2 Watsons Bend (Townhouse)	\$800,000	27/09/2017
36 The Ridge Road	\$950,000	12/07/2017
5 Woodland Way	\$840,000	07/04/2017

Coupers Realty

Moonah Links, Fingal VIC 3939