

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 Apt 59 / 50 Peter Thomson Drive, 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 \$275,000

Median sale price

(*Delete house or unit as applicable)

Median price \$960,000

*House

Suburb
or locality Fingal 3939

Period - From August 2016 to August 2017

Source RP Data CoreLogic

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

A* These are three apartments in the same complex that sold within 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
28/50 Peter Thomson Dr Fingal 3939	\$245,000	28/02/2017
34/50 Peter Thomson Dr Fingal 3939	\$210,000	03/10/2016
54/50 Peter Thomson Dr Fingal 3939	\$220,000	21/05/2016

Coupers Realty Pty Ltd 55 Peter Thomson Drive, Moonah Links, Fingal 3939