

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
Including suburb or
locality and postcode

Lot 435, Arthur's View, 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

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$870,000

*House

Suburb
or locality

Fingal VIC 3939

Period - From

January 2017

to

February 2017

Source

Core Logic RP Data

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

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
1. Lot 407 The Ridge Road, Fingal 3939	\$400,000	8/02/2017
2. Lot 408 The Ridge Road, Fingal 3939	\$385,000	06/05/2017
3. Lot 47 Old Tom Morris Lane, Fingal Vic 3939	\$425,000	08/03/2017