

# 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 5 THE GLADE, MOONAH LINKS, FINGAL 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)

Range between \$1,550,000 & \$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$980,000 \*House  Suburb or locality Fingal 3939

Period - From October 2017 to January 2018 Source CoreLogic RP Data

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

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
44 The Ridge	\$1,550,000	08/12/2017
38 The Ridge	\$1,650,000	01/03/2018
2 The Vineyard	\$1,600,000	March 2018