

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 4 Lahinch 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)

Price Range \$1,700,000 - \$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,287,500

*House

Suburb
or locality Fingal

Period - From June 2018 to May 2019

Source CoreLogic; RP Data

Comparable property sales within similar location and size on Moonah Links, sold within the last 18 months at Moonah Links.

10 Nagles View Moonah Links sold 28/11/2019 \$1,860,000

18 Old Tom Morris Lane Moonah Links sold 25/08/2018 \$1,800,000

24 Old Tom Morris Lane Moonah Links sold 21/06/2018 \$1,700,000

COUPERS REALTY PTY LTD
MOONAH LINKS, FINGAL VICTORIA 3939
20/12/2019