

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

COUPERS REALTY PTY LTD.

Property offered for sale

Address 23 WOODLAND WAY, FINGAL, VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$1,250,000 & \$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median price \$955,250 *House ☐ *Unit ☐ Suburb or locality FINGAL VIC 3939

Period - From Aug 2016 to Nov 2017 Source Core Logic RPData

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
38 THE RIDGE ROAD, FINGAL 3939	\$1,650,000	01/03/2018
44 THE RIDGE ROAD, FINGAL 3939	\$1,550,000	08/12/2017
NAGLES VIEW, FINGAL 3939	\$1,500,000	07/03/2017