

# 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 27 Lahinch Drive 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)

Price Range \$1,550,000 - \$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,035,000

\*House

Suburb  
or locality Fingal

Period - From January 2018 to March 2018

Source CoreLogic; RP Data

### Comparable property sales

2 The Vineyard Moonah Links sold April 2018 \$1, 600,000

38 The Ridge Moonah Links sold March 2018 \$1,650,000

44 The Ridge Road Moonah Links sold Dec. 2017 \$1,550,000

COUPERS REALTY PTY LTD  
FINGAL VICTORIA 3939