

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale by Coupers Realty Pty Ltd, Fingal Vic 3939

Address 44 Turnberry Grove, 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 \$1,500,000 - \$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,407

*House

Suburb or locality Fingal

Period - From

to March 2021

Source Realestate.com.au

Comparable property sales within Fingal 3939 (Moonah Links) within the last six months.

44 Turnberry Grove is in a unique location with great views. Comparable sales:

32 Muirfield Lane, 3 bedroom home, no view sold June 2020 \$1,502,000

28 Muirfield Lane, 3 bedroom home/villa on small block sold July 2021 \$1,503,000

COUPERS REALTY PTY LTD
MOONAH LINKS, FINGAL VICTORIA 3939
23/06/2021