# 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

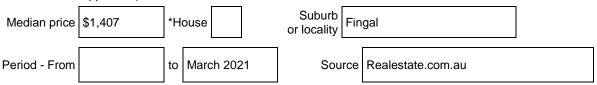
### Indicative selling price

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)



# 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 Murifield 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

