

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 21 ARTHURS VIEW, FINGAL, VIC 3939

Indicative selling price

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

range between \$1,400,000 & \$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,130,000 *House *Unit Suburb or locality FINGAL VIC 3939

Period - From Jan 2018 to August 2018 Source Core Logic RP Data

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
2 THE VINEYARD	\$1,600,000	March 2018