

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 6 Tralee Lane Fingal 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable):

Single Price

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,287,500

*House

Suburb
or locality Fingal 3939

Period - From Jan 2018 to Dec 2018

Source CoreLogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These 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 properties (similar size) on The Legends Course,
Moonah Links, Fingal 3939**

	Price	Date of sale
44 The Ridge Road	\$1,550,000	08/12/2017
2 The Vineyard	\$1,600,000	07/03/2018
38 The Ridge	\$1,650,000	01/03/2018