# 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 Tr

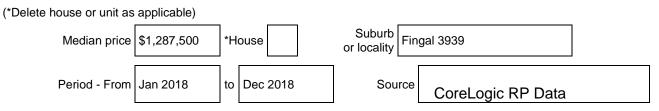
6 Tralee Lane Fingal 3939

### 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



## 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.

Price

Address of comparable properties (similar size) on The Legends Course, Moonah Links, Fingal 3939

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



Date of sale