

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd  
Fingal VIC 3939

### Property offered for sale

Address  
Including suburb or locality and postcode

31 Muirfield Lane, Fingal Vic 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,000,000 To \$1,100,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,221,750 \*House  Suburb or locality Fingal, Vic 3939

Period - From Sept 2019 to Sept 2020 Source RealEstate.com.au

### Comparable property sales within similar location, quality and size on Moonah Links, Fingal within the last twelve months.

30 Muirfield Lane, Fingal 3939 Moonah Links sold by Coupers 2020 \$1,200

14 Turnberry Grove, Fingal 3939 Moonah Links sold by Coupers 2020 \$1,000,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

27/10/2020