

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 40 The Ridge Road Fingal Vic 3941

Indicative selling price

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

Single price \$* or range between \$1,975,000 & \$2,172,000

Median sale price

Median price \$ 1,346,000 Property type House Suburb Fingal

Period - From March 2020 to March 2021 Source Core Logic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 35 Arthurs View Fingal	\$ 1,600,000	March 2021
2 19 Woodlands Way Fingal	\$ 1,950,000	January 2021
3 18 Old Tom Morris Dve Fingal	\$ 2,180,000	October 2020

This Statement of Information was prepared on: 12/05/2021