

# 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

15 Nagles View, Moonah Links, 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 \$2,400,000 - \$2,500,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$2,100,000

House

Suburb or locality Fingal, Vic 3939

Period - From February 2023

to January 2024

Source Realestate.com.au

### Comparable Recent House sales at Moonah Links

2 The Vineyard sold by Coupers 2023 \$2,800,000

7 Old Tom Morris Lane, sold 2023 \$2,800,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

06/06/2024