

# 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  
20 Lahinch Drive, 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 \$1,800,000 to \$1,900,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$2,000,000 \* 4 Bedrm House  
Suburb or locality Fingal, Vic 3939

Period - From to October 2023  
Source Realestate.com.au

### Comparable Recent House sales at Moonah Links

- 2 The Vineyard sold by Coupers 2023 \$2,800,000
- 23 Arthurs View, sold by Coupers May 2022 \$2,350,000
- 19 Arthurs View, sold by Coupers April 2023 \$2,250,000
- 25 Woodland Way, sold by Coupers August 2023 \$2,050,000

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

01/11/2023