



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

Statement of Information Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address 2 Tralee Lane, Fingal VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range: \$1,375,000-\$1,495,000

Median sale price

Median price \$ **1,343,750** Suburb **Fingal VIC**
Property Type **House** Source **CoreLogic Professional**
Time period from **November 2017 to November 2018**

Comparable property sales

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) 5 The Glade, Fingal VIC 3939	\$1,500,000	November 2018
2) 15 Old Tom Morris Lane, Fingal VIC 3939	\$1,625,000	November 2018
3) 14 Woodland Way, Fingal VIC 3939	\$725,000	October 2018