

# 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 9 Watsons Bend, 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 \$1,585,000 - \$1,600,000

### Median sale price – House \* 9 Watson is 4 bedroom Townhouse

(\*Delete house or unit as applicable)

Median price \$2,225,000

House  
4  
bedrm

Suburb  
or locality Fingal, Vic 3939

Period - From May 2022 to April 2023

Source Realestate.com.au

### Comparable Recent House sales at Moonah Links

No comparable townhouses sold recently at Moonah Links

COUPERS REALTY PTY LTD  
MOONAH LINKS,  
FINGAL VICTORIA 3939

05/06/2023