

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

3/2-4 Greenview Close Dingley Village VIC 3172

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Dingley Village

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

11 Shoal Court Dingley Village VIC 3172	\$642,500	22-May-21
6A Huntly Close Dingley Village VIC 3172	\$685,000	18-Dec-21
13 Oploo Court Dingley Village VIC 3172	\$760,000	23-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 December 2021


11 Shoal Court Dingley Village VIC 3172

Sold Price

\$642,500

Sold Date

22-May-21
 2

 1

 2

Distance

1.03km

6A Huntly Close Dingley Village VIC 3172

Sold Price

^{RS} **\$685,000**

Sold Date

18-Dec-21
 2

 1

 1

Distance

0.53km

13 Oploo Court Dingley Village VIC 3172

Sold Price

^{RS} **\$760,000**

Sold Date

23-Oct-21
 2

 1

 2

Distance

1.12km
RS = Recent sale

UN = Undisclosed Sale

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