

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
Including suburb and
postcode

16 Bridgewater Drive 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,750

*House

X

*Unit

Suburb

Dingley Village

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

119 Howard Road Dingley Village VIC 3172

\$736,500

01-Dec-18

10 Botany Court Dingley Village VIC 3172

\$732,000

29-Oct-18

10 Heron Court Dingley Village VIC 3172

\$760,000

07-Dec-18

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 six months.~~

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119 Howard Road Dingley Village VIC 3172

Sold Price

^{RS}

\$736,500

Sold Date

01-Dec-18

 3  2  2

Distance

0.12km



10 Botany Court Dingley Village VIC 3172

Sold Price

\$732,000

Sold Date

29-Oct-18

 4  1  2

Distance

0.32km



10 Heron Court Dingley Village VIC 3172

Sold Price

\$760,000

Sold Date

07-Dec-18

 4  2  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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