

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 7 Shannon Court, Dingley Village Vic 3172

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$860,000 House X Unit Suburb Dingley Village

Period - From 01/04/2018 to 30/06/2018 Source REIV

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
1	11 Seaton Dr DINGLEY VILLAGE 3172	\$838,000	14/03/2018
2	10 Forest Park Rd DINGLEY VILLAGE 3172	\$805,000	18/04/2018
3	80 Village Dr DINGLEY VILLAGE 3172	\$790,000	16/06/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

June quarter 2018: \$860,000

Comparable Properties



11 Seaton Dr DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$838,000

Method: Private Sale

Date: 14/03/2018

Rooms: 5

Property Type: House

Land Size: 560 sqm approx



10 Forest Park Rd DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 18/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 534 sqm approx



80 Village Dr DINGLEY VILLAGE 3172 (REI/VG) Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx