

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	7 Shannon Court, Dingley Village Vic 3172
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$860,000	Hou	use X	Unit		S	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.

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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)

Price: \$838,000 Method: Private Sale Date: 14/03/2018 Rooms: 5

Property Type: House Land Size: 560 sqm approx **Agent Comments**



10 Forest Park Rd DINGLEY VILLAGE 3172

(REI/VG)

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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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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